

The Orchard Homeowners Association Board Meeting

Meeting Minutes

Date: December 13th, 2007
Present: Anita Larson(President),
Ron Blair(Vice President),
Kathryn Gault(Treasurer),
Aaron Bazar(Secretary),
Dale Anderson (Design Review)
Location: Fairmount Fire Department
Subject: December Follow-up Meeting

- I. Anita called the meeting to order
- II. Initial follow-up from the October Homeowners meeting.
 - The Secretary was asked to look into the possibility of getting Jefferson County to finish the sidewalk to Fig or Eldridge when it is built from the new Holman interchange. The Jefferson County Planning and Zoning department said that because Wheat Ridge annexed 44th and Cabellas was a City project primarily, that the sidewalk on the north side of 44th was low priority for the County as it represented a minimal safety improvement and would fall very low on the County's ranking system for determining precedence in sidewalk paving County-wide.
 - If the HOA determined to complete the sidewalk on their own accord, the city of Wheat Ridge would be liable for maintenance having annexed the 44th Ave Right of Way.
 - If the Cabella's project were to complete the sidewalk project then Flora would be the primary contact, and she was the individual who originally said it could not be done by any of the currently involved parties, thereby dooming the prospect of getting the sidewalk extended barring the Orchard Homeowners determining it to be worthwhile and paying themselves. No estimate for cost is available.
 - The possibility of a foot traffic modification to the emergency access entrance to the subdivision off 46th Ave is still a possibility and the board will investigate possible outcomes.
- III. Pursuant to the somewhat heated discussion at the Annual meeting regarding ownership and maintenance of the perimeter fence, Dale took it upon himself to highlight the Covenants, By-Laws, and Architectural Standards for references to fence responsibility. He will produce a synopsis for the next Board meeting.
 - The mention of a legal opinion at the Board meeting regarding fence ownership currently has no documentation to validate the veracity of the notion. If anyone involved in that endeavor has documentation the Board would appreciate having it filed and documented for positional analysis.
 - Until such a time as a legal brief or position paper denoting the Board's lack of a role in perimeter fence maintenance is made known, the Board's position is that the fence is the responsibility of the HOA until the By-laws and Covenants are amended by a 2/3 majority of the homeowners as noted in Section 13.2 of the Covenants.

IV. The orchard website is up at orchardhoa.org. There past meeting minutes, Covenants, By-Laws, Architectural Standards, and Homeowners invitations will be posted

V. Board Concerns of various sorts:

- Fence down at the edge of lot 26, Dale will investigate cost to see whether to make it an insurance claim or hire a company to repair.
- 2008 Meetings schedule for the Board/Homeowners:
 - Third Thursday of March – 3/20/08 - Board
 - Third Thursday of June – 6/19/08 - Board
 - First Saturday of August – 8/2/08 - All homeowners picnic
 - Third Thursday of September – 9/18/08 – Review for Budget
 - October Budget meeting – TBD based on room availability
 - December Board meeting – TCB based on new HOA Board
- Rocks in the open space along Fig North of the mailboxes have not been HOA Board approved. Ron will attempt to find out who placed them and under what circumstances to get board approval. Several homeowner complaints have been registered for various reasons, and the Board hopes to resolve this amicably for all concerned parties.
- Please contact Dale at design@orchardhoa.org with any modifications to visible landscaping or exterior paint plans!
- Kathryn would still like help to modernize and reword outdated covenants, please contact her to join the committee at treasurer@orchardhoa.org!
- The Homeowners directory has not been updated due to lack of participation. Only three homeowners returned the information. The secretary will attempt to get the information to update the directory again in the 2008 calendar year.

VI. As always, please keep your speeds below 25 MPH, as a significant part of the charm of the neighborhood are the families that live here. The neighborhood is not that large, and speeding only aggravates your neighbors, while saving you an entire 1.5 seconds just to wait for traffic on 44th Ave.

Meeting adjourned

Respectfully Submitted

Aaron Bazar
Secretary