

The Orchard Homeowners Association
Meeting Minutes

Date: October 18th, 2007
Present: Anita Larson(President),
Ron Blair(Vice President),
Kathryn Gault(Treasurer),
Aaron Bazar(Secretary),
Dale Anderson (Design Review)
Lots 3,6,9,10,11,14,17,18,23,25,30,31,31,32,33,36,42,47,49,51
Location: Fairmount Fire Department
Subject: Annual Homeowners Budget meeting

- I. Prior to the meeting being called to order, John Jurbala spoke to the Homeowners regarding the Cabella's improvements along 44th Ave and at Holman. The finer points are listed below:
 - The new highway interchange from Highway 58 to Holman crossing 44th will require a complete revamp of the roadway along 44th. The City of Wheat Ridge has annexed 44th Ave.
 - The bridge crossing CO58 will have one lane each way (North/South) as well as a 10-foot wide bike path crossing CO58 and connecting with the Clear Creek trail.
 - The 44th and Holman intersection will have stop lights and crosswalks, as well as traffic calming devices into the Holman residential area.
 - Curbs and sidewalks will extend in all 4 directions, ending at Gardenia in the Eastern direction.
 - <http://www.dot.state.co.us/I70sh58/> has further information regarding the highway 58/I70 interchange.
 - The Orchard has the option to pay for completion of the sidewalk to Fig if so desired by the residents. No cost is known.

- II. John also spoke to the Homeowners regarding the Hazen research testing of water for PCE in the area. Essentially Hazen has not conclusively determined root source and is not culpable but is actively pursuing the determination of origin of the contamination. Legal levels of PCE are at the 5 ppb level and the only know test in the Orchard subdivision was at the farmhouse on Fig with readings of 7 to 9 ppb. The houses along Eldridge are testing at 18 ppb maximum, but Hazen is providing those houses with drinking water. There is primarily no effect in the Orchard, and the source is still unknown. Feel free to contact John regarding water testing if you are concerned at jurbalagang@msn.com or call him at 303-278-8634.

- III. Anita called the meeting to order with a Quorum

- IV. Budget discussion was the first order of business.
 - Katherine explained the published budget with the \$50 per annum household increase for fence repair and maintenance.
 - Anita explained the nature of the legal expenses as a need to consult legal counsel for a clarification on ambiguous covenants
 - Base budget is \$318.82 – passed 17 to 3
 - Motion to table the discussion regarding fence increase voted down

- Budget with fence addition voted on, passed 13 to 7.
- The idea of discussing with out neighbors outside the subdivision to share cost of fence repair was suggested. This will be followed up at the Board meeting in December.

V. Board Concerns of various sorts:

- Aaron put up a website – orchardhoa.org, please feel free to check it out!
- Discussion of the 44th Ave sidewalk, should board pursue? Aaron will call Jefferson County to establish their level of interest or possibility of involvement.
- Tom voiced a concern about the plowing of the street during the Blizzard of 06'
 - Was the person who plowed the street insured, bonded, etc? The Board should pursue a copy on insurance information to have on file with a plow company for future needs.

VI. Meeting Adjourned, Board meeting scheduled for 12/13/07 at Dale's house

- 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