

The Orchard Homeowners Association, Board of Directors
Meeting Minutes

Date: September 13th, 2007
Present: Anita Larson(President), Ron Blair(Vice President), Kathryn Gault(Treasurer),
Aaron Bazar(Secretary), Dale Anderson (Design Review)
Location: Kathryn Gault's Residence
Subject: Board of Directors meeting

- I. Anita called the meeting to order
- II. Financial Report:
 - Kathryn presented the annual budget for 2008 for review by the board prior to approval at the all-homeowners meeting. No objections were raised
 - Fourth Quarter expenses and annual expenses appear in line with expectation
- III. Covenant Violations:
 - Anita will contact legal counsel to pursue long-term offenders of Covenant Violations
 - Areas of Concern are long-term parking of inoperable cars on driveways, nuisance storage of objectionable items on the sides of the house, and possible landscaping violations
 - Be prepared to receive a letter shortly for any infractions, as the Board views it as a "pursue all or none" scenario.
 - Please clean up anything that might be deemed unsightly to save us the effort and expense of legal recourse
 - If you need a copy of the covenants please email secretary@orchardhoa.org with a request
 - Quoted for your benefit:
 - Section 7.9 No Unsightliness. All unsightly conditions, structures, facilities, equipment, objects and conditions shall be enclosed within an approved structure, including all tractors, snow removal equipment and garden or maintenance equipment, except when actually in use.
 - Section 7.18 ... No abandoned, unlicensed, wrecked or inoperable vehicle of any kind shall be stored or parked within the Property except in garages or except in emergencies. An "abandoned or inoperable vehicle" shall be a vehicle which has not been driven under its own propulsion for a period of two weeks or longer; provided, however, that any vehicle belonging to any Owner which is otherwise permitted will not be deemed to be abandoned while the Owner is ill or out of town.
- IV. Miscellaneous
 - Aaron will build a website for covenants, announcements, etc
 - HOA Directory needs updating – Aaron will pursue
 - Proxy forms need to be distributed for the annual meeting
 - Kathryn will setup a committee for covenant review

V. Annual Meeting:

- Topics include
 - Budget
 - Fence update by Dale
 - Covenant Compliance
 - Website

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