

**The Orchard Homeowners Association, Board of Directors**  
Meeting Minutes

Date: July 18th, 2007  
Present: Anita Larson(President), Ron Blair(Vice President), Kathryn Gault(Treasurer),  
Aaron Bazar(Secretary)  
Absent: Dale Anderson (Design Review)  
Location: Ron Blair's Residence (Lot 14)  
Subject: Board of Directors meeting

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- I. Anita called the meeting to order
- II. Financial Report:
  - Billed twice for common area maintenance and once for spraying YTD
  - Paid Trash service with ongoing disputes over fuel surcharge which Kathryn diligently refuses to pay on the homeowners' behalf
- III. Association Rule Simplification
  - Covenants are outdated and do not reflect several Colorado State Laws.
  - Kathryn will take as an item for the HOA Picnic with examples of outdated situations.
  - Discussed the consideration of forming a committee to rewrite the Covenants pending the response at the Picnic
- IV. Picnic planning
  - Time and date set for Saturday August 4<sup>th</sup> at 10:32 AM
  - Rather than undergo the trauma of food preparation, the decision was made to have the event catered cheaply with Ron doing the follow-up with various potential caterers.
  - National Night Out was cancelled and integrated into the Picnic as the Sheriff's office was able to attend easily. The NNO officers will begin their discussion at 11:02AM.
  - Aaron was to make the flier for the Picnic and receive RSVPs for headcount to guesstimate food quantities.
  - Bring Your Own Beverage, Chairs, and a side (last names A-K) or a dessert (last names L-Z).
  - Topics included :
    - NNO discussed by Jim Brindle and Steve Hart of the Jefferson County Sherrif's Dept.
    - Fence update by Dale
    - Financial Update by Kathryn
    - Cabellas update by Anita
    - Outdated Covenants by Kathryn
    - Design Review by Dale
    - Open discussion of Orchard Residents concerns'
- V. Of general note:
  - Several fence companies have been contacted with poor results. Inaction on the fence repairs is primarily the responsibility of various contracts that have fallen apart. Dale is on the second round of looking for a fence contractor
  - The Ice Cream Social originally slated for August 7<sup>th</sup> has been cancelled!

- 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 44<sup>th</sup> Ave.
- VII. Next meeting of the Board is scheduled for September 20<sup>th</sup> to plan for the Annual Budget meeting tentatively scheduled for October 18<sup>th</sup>

Meeting adjourned

Respectfully Submitted

Aaron Bazar  
Secretary