



Meeting of the Board of Directors

June 10, 2016

Minutes of Meeting

The Board of Directors met at 10:00 a.m. with directors present of Justice Keller, Bill Brown, Leslie Rutherford and Tim Raub. Mary Parsley was absent.

The minutes of the March 11, 2016 board meeting were reviewed and approved as presented.

Copies of the Annual Communication document were distributed by Board members to all homes by March 31, as directed at the March 11 meeting of the Board.

Bill presented the financial statements for the five months ended May 31, 2016. As previously discussed at the last Annual Meeting, \$4,000.00 was transferred from checking to the reserve funds account, this amount being the approximate surplus from actual 2015 activities.

The annual review of the liability and property insurance policy was presented by Bill, with a recommendation that the proposed renewal from Farmers Insurance be accepted, with the premium being unchanged from the prior year. The Board unanimously approved the renewal of the policy, subject to a final review by the President, which is to be completed within the next week.

The recent incident concerning a near- miss incident where a driver narrowly missed a pedestrian child has been addressed for now. Justice has talked to all parties, and a Jefferson County Sherriff deputy talked with the driver. The driver is no longer residing in the neighborhood.

Tim and Leslie will assemble information to welcome new residents. Several residents have communicated their intentions to sell properties over the next several months, so we expect to field a number of requests for information and welcoming of subsequent new residents.

Tim will chair a committee to conduct a Reserve Funding Study, to address condition of assets (notably perimeter fence) and financing for replacements of assets that are not factored into our annual operating budgets. It is the Board's intention to have this study available to present to the owners at the next Annual Meeting.

Bill announced that several areas of the perimeter fence need to be repaired. The owners of the Cowhey property east of the Orchard have removed the tree that had grown into our fence line(behind Lot 51), and Jefferson County is in the process of cleaning up the trees along Flora Street. Bill will contact Land of Green to check the fence condition and commence the several known fence repairs.

On June 7, Bill and Justice met with representatives (Carlos Atencio, Nathan Seymour) of Jefferson County to review surface water drainage through the Orchard that originates near Indiana Street and runs east along the south side of the railroad tracks. Also in attendance were property owners who adjoin the Orchard along this drainage. We have asked the County to identify to whom the drainage easement through Lots 25 and 26 was granted; and further to identify the responsible party for the drainage ditch that runs along the south side of the railroad tracks east of Indiana Street. Bill will provide an update from the next communication from the County and prepare a summary of the surface water drainage issues affecting the Orchard.

The Board determined to hold our annual picnic on August 20, as previously proposed, but with a time change to the hours of 3-6 p.m.

The next meeting of the Board will be at 10:00 a.m. on July 15, 2016.

The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

William E. Brown, Secretary