



The Orchard Homeowner's Association, Inc.
Golden, CO 80403
www.orchardhoa.org

Meeting of the Board of Directors

September 16, 2016

Minutes of Meeting

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

The minutes of the July 15, 2016 board meeting were reviewed and approved as presented.

Bill presented the financial statements for the eight months ended August 31, 2016, which were approved as presented.

The Board reviewed the services of Land of Green LLC, that has been maintaining our landscaped areas and perimeter fence. Performance of this contractor have been very good for a number of years, and the Board voted to continue their services, "grandfathering" their continued service, even though they have not provided workers compensation insurance as is now required under our new Policies and Procedures.

The Board extended its gratitude to member Leslie Rutherford for her work adapting our website to new software platform instituted by the website host, and additional improvements she made to the site. The Orchard now is on Facebook, and homeowners are encouraged to link to Facebook.com/The Orchard HOA – Golden Colorado.

A Community Meeting has been announced by Jefferson County to discuss proposed rezoning of property at 4510 Indiana Street to Industrial zoning. Bill will attend this meeting on September 20 at 6:00 p.m. to identify impact on our subdivision, most notably any increase in surface water runoff, since water from Indiana Street is channeled through our subdivision.

Bill reported on recent communications with Mount Olivet Cemetery, BNSF Railroad and Jefferson County regarding surface water drainage that originates outside the subdivision, but is channeled through the Orchard. Bill distributed copies of a 2014 proposed area drainage plan received from BNSF. The proposed drainage plan was discussed, including the benefits to the Orchard if this plan, or some iteration of it, were to be accomplished. The County reported this week that they have not completed their survey to determine the available grade lines in order to consider different drainage options. Bill will pursue additional discussions, with the goal to alleviate periodic flooding of residential lots and rising water table that requires regular use of sump pumps by residents, both conditions that have become much worse over the past decade.

Bill is continuing to assemble a list of all easements that affect the subdivision and homeowner lots. At present, there is no comprehensive list of easements.

The Reserve Funding Study committee is still working on a Request For Proposal (RFP) to solicit bids for replacement of the perimeter fence. Fence replacement proposals will guide the Committee in developing a funding plan for future expenditures that are not covered in annual operating budgets.

The date of the Annual Meeting of Homeowners is confirmed to be November 29, 2016 at 7:00p.m. Location of the meeting, proposed agenda and 2017 Annual Budget will be distributed to homeowners prior to the meeting date, as required by our governing documents.

The next meeting of the Board will be at 10:00 a.m. on October 24, 2016 at the home of Tim Raub.

The meeting was adjourned at 11:30 a.m.

Respectfully submitted,

William E. Brown, Secretary