



Meeting of the Board of Directors

November 21, 2016

Minutes of Meeting

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

The minutes of the October 24, 2016 board meeting were reviewed and approved as presented.

The Board reviewed the agenda for the upcoming Annual Meeting to be held Tuesday, November 29, 2016 at 7:00 p.m. at the Fairmount fire house. The meeting will include:

1. Welcome and introductions
2. Highlights of 2016
3. Owner Education, including organization and operations of the HOA
4. Treasurer Report including 2017 Budget
5. Board member election to fill one upcoming vacancy
6. New Business, including surface water drainage issues, status of Reserve Study, legal update of governing documents, website and social media, renegotiation of trash contract, community posting board, and other business as may come before the Meeting.

Tim presented an update of the ongoing efforts to plan for the replacement of the perimeter fence and preparation of a Reserve Study to recommend the funding for this expense that is not included in our annual operating budgets. One proposal has been received and others are anticipated.

Bill reported that there is still no response from Mt. Olivet Cemetery about their claimed rights to surface water drainage from the Fairmount outflow area, including drainage through the Orchard. Jefferson County has reported that they have completed a survey of the drainage through Lots 25 & 26 and along 46th Ave and Flora Streets. The result of the survey confirms there is insufficient gradient to pursue increasing drainage flow rates through Orchard homeowner lots, although an alternative to draining storm water that originates outside the Orchard has not been determined.

Justice announced that there is now a community posting board behind the mail boxes on Fig Street. Guidelines for use will be presented at a future Board meeting. The community board will be policed by the Board, to prevent inappropriate use.

Justice will host the next meeting of the Board on Friday, December 9 at 10:30 a.m., which will include the annual election of officers.

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,

William E. Brown, Secretary