



Meeting of the Board of Directors

December 9, 2016

Minutes of Meeting

The Board of Directors met at 10:30 a.m. at the home of Justice Keller, with directors present including Justice Keller, Bill Brown, Leslie Rutherford. Tim Raub was absent.

The minutes of the November 21, 2016 board meeting were reviewed and approved as presented.

Officers for 2017 were unanimously elected as follows:

President – Justice Keller

Vice President – Leslie Rutherford

Secretary and Treasurer – Bill Brown

The Design Review Committee for 2017 includes Greg Miller, Ron Blair, Allen Rutherford (chairman) and board member Tim Raub.

Leslie will update the board members, officers and committee member information on the Orchard website.

The Annual Meeting of Homeowners was held on November 29, 2016. The budget for 2017 presented at the annual meeting was different than the budget distributed with the Annual Meeting announcements. Therefore a Special Meeting of Homeowners has been scheduled for January 4, 2017 at 7:00 p.m. at the Fairmount Fire Station to give homeowners an opportunity to object to the current 2017 Budget approved by the Board. Should a majority of homeowners attend and object to the Budget, then the 2016 Budget will become the 2017 Budget.

Annual homeowner assessments are determined from the approved budget. Invoices for 2017 assessments will be mailed to homeowners after the January 4, 2017 meeting of homeowners.

The Community Board will be reinstalled in a more visible location. Comments and questions about the community board were taken at the Annual Meeting, and will be considered in placing and administering the community posting board. Guidelines for use and monitoring of the board will be presented at a future board meeting.

Bill discussed an upcoming meeting scheduled with Jefferson County Planning and Zoning to review next steps to resolve periodic flooding and water table issues related to surface water drainage that originates outside the

subdivision. The meeting will be at the Planning and Zoning conference room at 2:00 p.m. Thursday, December 15, 2016. Allen Rutherford will be asked to attend the meeting, along with Bill, as representatives of the Association and, individually, as affected homeowners.

No date was set for the next meeting of the Board. Justice will schedule the next board meeting date .

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

Respectfully submitted,

William E. Brown, Secretary