



**The Orchard HOA
Board Meeting Minutes**
11/10/2023 – 1:10-2:30
In person – 4428 Fig Street

Call to Order: 1:10pm

Board: Joby Schaffer, Justice Keller, Nikki Rossetter, Tim Raub (Quorum is a majority of board members examples: 3 out of 5)

Ratification of Board Approvals Made between Meetings:

- NA

Approval of Prior Board Meeting Minutes:

- Approval of 9/22/2023 board meeting minutes
 - Motion by Tim, 2nd by Justice. All approved.

Old Business

- NA

New Business (from the to-do list)

- Financial actuals for 2023
 - Discussed the materials we've received from Associa and Boulder HOA. Our balances in our new bank accounts tie to our expenses and income, so feel good about presenting these to the association.
 - Three large expenses in September from Associa cover the fence repair and replacements at two homes.
- Budget for 2024
 - Treasurer prepared the budget for 2024, with the exception of the Boulder HOA projected expense. Board revisited the contract to come up with a budget for those line items.
 - Aligning the budget with the aims of the memo signed by a previous board – lower annual expense than the years with the fence replacement but enough to put money aside for a future fence replacement.
- Agenda for 2024 annual meeting
 - Agreed on division of responsibilities. Location determined. Mailing to go out the week of 11/13/2023, as will a notice appear on the community board and website and an email will be sent.
 - Recruited two people for nomination to the board and one person for nomination to a new beautification committee. Still need to recruit for the ARC committee.

Next Meeting(s):



- 12/5/2023 – Annual Meeting
- Quick meeting the following week to decide officers, plan orientation, and set our first meeting in early January.

Adjourned: 2:30pm