



**The Orchard HOA
Board Meeting Minutes**

9/22/2023 – 1:15-2:15

Virtual - Teams Call

Call to Order: 1:17pm

Board: Joby Schaffer, Justice Keller, Ari Abrams, 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 7/8/2023 board meeting minutes
 - Motion by Justice, 2nd by Tim. All approved.

Old Business

- Transition to Boulder HOA: emailed Christine on Monday (9/18) about needed action items.
 - Insurance – submitting a claim for the Tara and Brian Nichols fence project? Flora project?
 - Vendors -
 - Bank accounts – stated in July we won't have money in new accounts until end of Sept. We have 2 accounts set up with Pacific Premier. We need to confirm that the proper names/titles are set up properly.
 - Emails to BoulderHOA – we have 9 outstanding. 1 gathered. Been hard to get contact with Christine.
- Fence Invoices – these have been paid. Need to confirm with PrepRite? Tim to circle with Associa/PrepRite. Board has been unable to follow up with homeowner to ensure completion.
 - Fence info – is it worthwhile to replace our website Fence page with FAQs?
 - Fence money: is there any original left? Answer – no, we spent it all. We estimated just enough to cover the fence.
 - Fence repairs – what happened to the fence on the corner of Flora and 44th? The fence needed to be taken down when the water company undertook an infrastructure replacement project. They replaced the fence with a substandard fence, which is the root cause of two fence blow downs in the past year. The board has now “replaced” the fence along the Flora section and “repaired” fence sections along 44th.

New Business (from the to-do list)

- Document Rewrite – go/no go



- o Decision – we should put it on hold until next year. With everything that has happened this year, will anyone have time to start on this?
 - Consider – making the ask of the community to join a committee in 2024 to drive this. Maybe Justice takes the lead on running this in 2024.
- 2024 Budget and 2023 Surplus
 - o **Tim to work with Nikki to ensure we're good to go.**
- 2024 Annual Meeting
 - o Responsibility this year is on the board to organize and host/facilitate.
 - Need to physically mail each owner – do we feel good about our homeowner listing? Rentals – need actual homeowner's address. Feel pretty good about the current list. There's a new homeowner next to Rob and Robin's house. Need to update the listing when we meet them. CCIOA requires that the actual homeowner.
 - Confirm the 60 days (no sooner) and 10 days (no later) to send agenda and budget.
 - Need to select annual meeting date
 - o Recruiting new and retiring existing officers
 - Ari to resign from the board and ARC effective at the annual meeting.
 - Note: Justice, Joby, and Tim terms are up. Interest in another 3 years?
 - Recruitment: who might be interested? Should we approach them?
 - o Getting new blood into ARC – check with other ARC members to see if they want to continue in their roles.
- Trash can – can we call about this?
 - o Tim – who is the contact for this? Call Republic
 - o Reimbursements for Justice – right now after we get set up with Christine.
- ARC – nothing right now.
- Violations – nothing right now.
- Website and Communications Board – get this updated

Owners' Open Forum:

- No Homeowners attended.

Next Meeting:

- 11/10/2023 –

Adjourned: 2:30pm