

The Orchard Homeowners Association, Inc.
Board of Directors Meeting Minutes
December 19, 2025
In Person and via Google Meet

1. Call to Order

The meeting of the Board of Directors was called to order at 6:01 p.m.

2. Roll Call and Quorum

The following Directors were present:

- Joby Schaffer, President
- Rob Johnson, Vice President
- Tim Raub, Treasurer
- Nikki M. Rossetter, Secretary
- Jeff Hart, Director

A quorum of the Board was established.

Homeowner participation was noted for informational purposes only. Thirty-one (31) owners were represented: thirteen (13) in person, ten (10) via Zoom, and eight (8) proxy votes.

3. Approval of Prior Meeting Minutes

The minutes from the previous annual meeting were approved as presented.

4. Secretary's Report

Nikki M. Rossetter served as Secretary and recorded the minutes for the December 19, 2025 meeting.

5. Educational Presentation (Non-Action Item)

Louis Hamm provided an educational presentation regarding the Association's land characteristics and drainage considerations. Information was shared regarding homeowner responsibilities for drainage maintenance, culverts, and coordination with adjacent property owners. No Board action was taken.

6. Governance Project Updates

The Board presented on the governance project, noting the voting results.

7. Board Member Term and Openings

Upcoming Board term expirations and anticipated vacancies were discussed. Community voted in favor of Nikki Rossetter and Tim Raub to stay for another term.

8. Treasurer's Report and 2026 Budget Approval

Treasurer Tim Raub presented the proposed 2026 budget. Discussion included projected insurance costs, anticipated trash and recycling expenses, and future fence repair considerations. An increase in annual dues were discussed and approved.

Motion: To approve the 2026 budget as presented.

Result: Motion approved without objection.

9. New Business

- Discussion regarding a potential neighborhood Dumpster Day in the spring
- Discussion regarding updating the Association website to reflect revised governing documents

No motions were made.

10. Adjournment

There being no further business, the meeting was adjourned at 6:42 p.m.

10. Next Meeting

To be determined.

Respectfully submitted,
Nikki M. Rossetter
Secretary, The Orchard Homeowners Association, Inc.