

ORHOA Minutes
Annual All Member Board Meeting
1/24/2013

Meeting: On 1/24/2013 a quorum of Board Members, the manager of A Better Alternative Management Company, and 10 Homeowners (that were present or represented via proxy) assembled for the Annual All Member Meeting. The meeting was called to order by the Board President, Mike Larson at 7:15 PM.

Board Members Present:

Mike Larson – President
Jim Bozarth – Vice President
Sandi Stevenson – Secretary
Wendi Silvano
Mike Fitzgerald

Absent Board Member:

Michael Hall

A Better Alternative Management

Debbie Campbell

ORHOA Homeowners Present

Mr. and Mrs. Felipe Vigil
Kyle Vanderburg
Heather Myers
Doris Blake
Gerald Klaus
Jim Hall
Deanna Saelens
Ray Farrell – Proxy
Stephen Smith – Proxy

AGENDA

Introduction- All present was introduced to the meeting and Mike Larson spoke about what it has meant to him to be a member of the board.

Review of Minutes From Previous Meeting – The minutes were read and approved.

Review of Cash Flow - The end of year December 2012 cash flow reports, dated 1/09/13, provided by ABAM were reviewed and members approved.

Approval of 2013 Budget – The specifics of the 2013 proposed budget, which was mailed out to all OR Homeowners, was presented at the meeting by Mike Larson. There was no opposition to this review by those present and the budget was considered approved.

***Snow removal** – Because of a recent article in the newspaper, Sandi Stevenson asked the Board and also previous members of the Board as to whether or not the snow had been shoveled on the sidewalks along 31 ½ Road and Patterson by someone hired by the Board during past years. One previous member of the board stated that occasionally the HOA had paid to have the sidewalks shoveled in the winter. The Board and Homeowners discussed that it would be appropriate and wise for ORHOA to hire someone to maintain the walks in the winter. Also, one member suggested that the Boy Scouts might be an option for snow removal.

It was also discussed that many homeowners push the snow from their driveways and from their walks into the street which creates a hazard for drivers and for walkers. It was suggested that a safer “side-to-side-way” method of shoveling should be included in a newsletter or posted on the main mail boxes.

*Sandi Stevenson volunteered to prepare a memo to post on the main mailboxes on safe shoveling of snow.

HOA Dues – Debbie Campbell, from ABAM, stated that the billing for the HOA dues would likely be mailed out by ABAM in the upcoming week.

***Weeds along the back fences of the homes near the Price Ditch** – Once again concern was expressed about the weeds that need clearing along this area, and again it was suggested that a one-time effort be organized in the spring by the board to rally the all OR homeowners to band together and clean this up. Then afterwards a ground sterilizer could be applied to keep the weeds down, and from there the area should then be manageable for those homeowners along the ditch. It was suggested that before applying the sterilizer the board should contact the ditch company and ask them to mark “their” area so we would know where not to apply the sterilizer.

***Irrigation/Ditch Rider position** – Homeowners questioned whether or not John Carson would be the ditch rider again in 2013. The response was that the Board would contact John soon to see if he would take the position again. Heather Myers volunteered, again, to walk around with John during startup/shutdown of the system to gather the specifics of the system so that a manual could be written.

***Replacement of Irrigation Valves**- All present discussed at length the importance of beginning the main valve replacement in the spring of 2013. Great concern was expressed about keeping this project moving forward.

***Stan/Devin pathway** – The landscaping of this walk area was discussed again. All those present indicated that this project should also be a priority in 2013.

***Election of New Board Member** - Felipe Vigil accepted the nomination to the Board, and all present unanimously voted him in. Welcome to the ORHOA Board Felipe! As the By Laws require, one to two more Board members should be elected during 2013.

Meeting adjournment

- 8:25 PM Mike Larson moved that the meeting be adjourned.
- Wendi Sylvano - Seconded the motion
- All present agreed and the meeting was adjourned

Action items above are identified with an asterisk