

Orchard Run

02/16/2017 Annual HOA Board Meeting

Meeting: Called to order at 7:07 PM on 02/16/17, a Quorum was present for the ORHOA Board of Directors meeting.

Board Members Present:

Tom Krouse – Acting President

Pat Krouse – Board Member

Neil Hajoglou – Board Member

ABAM Representative – Not present

HOA Members Present

Dave & Michelle Harmon (ACC Committee)

Steve Feller

Rina Kopp

Laurie Krizman

Kim & Jim Kelleher

Agenda:

Tom Introduced current board members and noted that Steve Feller has volunteered to re-join the HOA Board. Thank you Steve and Welcome. Due to a misunderstanding between Tom and an ABAM representative, Debbie Campbell has asked not to attend this annual meeting so as to allow the Board to discuss current relationships with ABAM.

Tom felt the annual meeting was not the proper venue for discussing ABAM and asked the topic be tabled until the next HOA Board of Directors meeting. All agreed.

Last Annual Meeting Minutes: Tom – noted that during a review of the 2016 Annual Meeting Minutes, it appeared that the minutes were actually a recap of the 2015 Annual Meeting. He asked that we dispense with the approval of the meeting minutes since they were not relevant. No objections were noted.

2017 Proposed Budget : The Annual Budget was briefly discussed indicating that on paper we were not making as much profit as previous years. Part of the reason was the additional expenditures to maintain and update the subdivisions irrigation system. The HOA is still solvent financially.

Neil Hajoglou made a motion to accept the Budget as presented

Steve Feller seconded the motion

All were in favor and none opposed – The motion was passed.

Old Business : Tom reiterated what had been accomplished on the HOA irrigation system in the past year. 4 out of 5 head gates were repaired and 3 tail gates were replaced. Another tail gate is due to be replaced in 2017. We also replaced the screen in the Main Head Gate Riser. Steve Feller stated that 2016 was the first time he has not had to repeatedly clean his filters to get irrigation water. It was also mentioned that Neil reached an agreement with Irish Walk to add a 1 foot addition to our Overflow Riser to allow us to carry more water for their use.

Tom also mentioned the Board had hired a company to take care of the common area landscaping needs. Some of the current Board members felt this company had done a good job on the landscaping and baring any disapproval this company would be asked to take on that responsibility again this season.

New Business:

Nomination and Election of Board Members: Tom mentioned that since he had not officially been elected as the Board President he was considering himself the “Acting President”

Neil Hajoglou nominated Tom as the HOA Board President Rena Kopp seconded the nomination. Tom was elected as the current HOA Board President.

Additional New Business – Neil mentioned that he had contacted a contractor to replace the remaining tail gate as well as consider increasing the size of the overflow piping from 6 inch to 8 inch allow more water to flow. We will discuss the outcome at the next Board Meeting.

No additional substantive new business was brought up.

Meeting Adjournment:

7:40 PM - Tom asked for a motion to adjourn the Annual Meeting.

Neil made a motion to adjourn

Steve seconded the motion

All Present agreed and the meeting was adjourned.