

ORCHARD RUN HOMEOWNERS ASSOCIATION
2023 ANNUAL MEMBERSHIP & 2023 BUDGET RATIFICATION MEETING MINUTES
Thursday, April 6, 2023 @ 6:30 PM
Virtual Meeting via Zoom

1. Call to Order – Neil Hajoglou, President, called the meeting was called to order at 6:36 p.m.
2. Quorum – With 8 represented in person and 7 by proxy, a quorum was not established.
3. Overview of the prior year.

Irrigation & Grounds. Neil reported on irrigation and grounds. He noted the laterals are on a schedule now for cleaning annually via a rotation basis. Overall it was a good year with no major repairs on he system. Neil also let members know that work on Price Ditch via Palisade Irrigation would prevent flooding of those upstream on the ditch. Neil reported irrigation startup is a process, they will begin the process on the 15th with water available to the members by April 20th.

Compliance. Neil acknowledged compliance issues but Christine reported there were recent changes to state statutes that prohibited the Association from citing issues related to right-of-ways.

Management. Neil and Christine informed the membership about the challenges faced by CIC Management and their efforts to improve services by downsizing. However, it is not feasible to let go of a large number of communities at once. They plan to transition the remaining communities to other management companies over the course of this year until they reach a manageable size.

4. End of Year Financials 2022. There were no unusual expenses for 2022. The collection process is ongoing for outstanding accounts. There are two severely delinquent accounts. The association anticipates funding reserves but will await irrigation startup before determining funding.
5. Budget 2023 Presentation & Ratification. Increases to the 2023 Budget are due to increases in the cost of supplies, and services. Otherwise, most of the expenses will hold steady. to the constraints of the existing covenants, the Association is raising assessments this year by only 5%.

After the budget presentation, Neil asked if there were any objections to the 2023 Budget. With no objections, the 2023 Budget was ratified.

6. 2023 Board Nominations and Elections: Without a quorum, no election could be held. However, Neil asked for volunteers and the board would appoint the volunteer to fill an open seat. There were no volunteers.
7. Member Input. Members input included information provided regarding Dependable Waste Services as an option as national companies have absorbed the local waste management companies. There were questions about metal roofing and a question about siding. Compliance issues were reported for trash cans and tires. People are willing to assist if reports are followed up on. As CIC downsizes to improve service, they will be able to be more timely in responses. The association used to have a board member who had the compliance role but had dropped off the board.
8. With no further business to discuss, Neil adjourned the meeting at 7:09 p.m.

X _____
Signature

X 10/14/24
Date