

Orchard Run Homeowners Association

02/15/2018 Annual Meeting & HOA Board Meeting

Meeting: Called to order at 7:10 PM on 02/15/17, a Quorum was present for the ORHOA Board of Directors meeting. A Quorum was not present for the Annual Meeting.

Board Members Present:

Tom Krouse –President
Pat Krouse – Board Member
Ryan Orton – Board Member
Steve Feller – Board member
Neil Hajoglou – Vice President

Management Company Representative – Debbie Campbell, A Better Alternative Management

HOA Members Present: Dave & Michelle Harmon (ACC Committee)

Agenda:

Tom introduced current board members present and welcomed members of the ACC Committee and the ABAM representative Debbie Campbell.

Last Annual Meeting Minutes: Tom –handed out a copy of the 2017 Annual Meeting Minutes. He asked if there were any questions concerning the meeting minutes, none were brought forth. Steve made a motion to accept the minutes as presented and Ryan seconded. There were no objections and the 2017 Annual Meeting Minutes were accepted.

Review of Treasurers Report: Tom did not feel it was necessary to review the treasurer’s report from the last annual meeting since it was a year old. Instead he reviewed the January 2018 report. Since it is still early in the year, not all of the 2018 HOA dues had been collected (dues are due by 3/31/18). The current balances were read and the credits and debits were discussed. Michelle Harmon made a motion to accept the treasurer’s report and Steve seconded. No objections were noted and the report was accepted.

2018 Proposed Budget: The Annual Budget was discussed elaborating on the various elements of the budget. An annual dues increase to \$115 was noted during the discussion. Tom reiterated that per his interpretation of our HOA By-Laws, the annual budget is automatically accepted unless there are objections noted by the homeowners. No objections were brought forth so the budget was accepted as presented.

Old Business: Tom reiterated some of the efforts taken to maintain the irrigation system and that the board is reviewing additional maintenance needs for the system. It was also discussed that the Board will negotiate with the contractor used last year for landscape maintenance and decide if the contractor will be retained and a new contract signed. Tom asked if any other old business needed to be discussed. None were mentioned.

New Business:

Nomination and Election of Board Members: No new Board member nominations were presented. Tom mentioned that since there was such a poor turnout of homeowners, nominations were basically a moot point at this time. No further discussion.

Additional New Business – A homeowner asked about the Mesa County sign in the yard of the property at 603 Orchard Run. Some board members had already researched the nature of the request to the county and determined that the property owner was seeking a set-back variance in order to build a large shed/shop next to their house, behind their fence. The question was asked if the variance was approved, would the home owner be required to submit an Architectural Compliance request. Tom noted that the HOA Covenants require an ACC request be submitted for any additions to properties in our development. The Board will monitor this situation.

Annual Meeting Notes – Tom mentioned that the Board had agreed to fund some incentives (purchase Pizza, drinks, and gift cards) in an attempt to encourage homeowners to attend the Annual Meeting. Since only 1 homeowner family showed up (in addition to the Board Members present) it appears that incentive has failed to accomplish its purpose. The topic will be brought up at future Board Meetings for discussion.

There was no additional new business discussed.

Meeting Adjournment:

With no further business to discuss the Annual Meeting was adjourned at 8:00 p.m.