

Orchard Run Homeowners Association Inc.
Board Meeting – September 19, 2023
Minutes
Virtual meeting

Call to order: The meeting was called to order at 6:07 PM by President Neil Hajoglou. Quorum established.

Attendees: Shonda Hajoglou, Neil Hajoglou, Kyle V, Julia and Kory Conrad, Steve Feller and Community Association Manager, Christine Sartoris.

Review August Financials. No major issues with the exception of receivables which are running unusually high for his time of year. Notices have been recently sent out. The grounds landscaper, Juan Herrera, does run behind on invoicing so those have only been recently submitted.

The greatest amounts owed are the top tier. One member is back on a payment plan. Christine reported that a member noted she tossed the CIC envelope because she thought it was junk and asked for mail and email was her preference.

No big irrigation bills. Few calls, seems to have been pretty quiet. Probably a need for jetting/hydrovac for this year. New company has been recommended by Palisade irrigation. We owe Palisade irrigation a balance for the work done this year. Christine will ensure that it is paid. Email chain resent to board as a refresher of balance due. Kyle moved for 40% of total to be paid, Neil Hajoglou seconded.

Christine noted that CIC has downsized considerably noting only 10 HOAs remaining in the portfolio but staffing was still an issue, so she is decreasing more to ensure she can handle from top down, and will revisit hiring when the conditions change. CIC will not do compliance sweeps at the current rate of \$6 per door which has remained the same for years. The volunteers and members need to step up. Again, Christine noted the process for Orchard Run is complaint-driven.

Kyle asked about the services discussed when first hired. Christine noted those were all provided and the portal was the main issue and needed to be updated and kept updated. We continue to report irrigation issues, but we need information to report. Volunteers have been busy and have not reported as they had in the past.

The Agreement needs to be updated and Christine recommended review at the end of each quarter to see how the management company and the board are doing in terms of their respective roles.

Additionally, Christine noted that the policies are out of date and need work. That coupled with AR and compliance would be the focus now and for the coming year.

The board agreed on 4 meetings per year, 3 board meetings and 1 annual to be held in early November. CIC has an app for the phone board members can use to report compliance.

Tom Krouse may be interested in serving on the Board again.

Wednesday noted as best meeting days.

Budget Review & Adoption .

- Water: hydrovac and jetting will likely need budgeted to be completed. Should go under operations, Budget \$1900 for repairs. Maintenance ie hydrovac likely \$600+ a year.

- Landscaping: Juan's fee
- CIC management:
- Locate fees: Overbudget- need to get with Kyle Neil and Tom.
- Dues increase at cap (5%) for this year. Likely needed every year to help prevent a special assessment.
- Can investment be changed to make better money? Christine can look at when CD matures so that it can be rolled into something different. Current CD has just under \$6400.
- Some of operating could be moved into a new CD possibly.
- Will try to survey the members for the best meeting date to see if we can increase attendance.

With no further business to discuss, the meeting adjourned at 7:19 p.m.