

ORCHARD VALLEY WEST HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, May 9, 2022

Call to Order. Ken Kreie, President, called the meeting to order at 6:07 p.m.

Financials - Christine reported the February Financials not yet ready as the transition from prior management company files were provided in mid-March along with the other communities. Additionally, CIC does not have access to bank account. The tax filing 2 for 2021 was completed. Future Financial reports would be available on the Portal, included the expense details for the month along with invoices.

Bank Signatories – Information at the bank awaiting Customer Information forms. Will make this a priority as it is needed to pay invoices.

Covenant Enforcement

Christine requested additional information regarding the Association's threshold regarding compliance issues such as weeds/unkept yards. She explained CIC's process. Board will provide feedback on questionable matters with review of any photos. Six inches on weeds and anything growing onto the sidewalks.

Christine stressed the importance of Board involvement on parking violations as those are time-limited, as infrequent sweeps will not likely catch them. The board noted trash day is Wednesday.

Reports of Compliance are available to the Board on the Portal. Christine encouraged the Board members to register their account for access.

To Dos

Election of Officers. The board agreed to keep position as they are: Ken Kreie, President; Mike Redeker, Vice-President; Mike Fortner, Secretary; Justin Krauss, Treasurer; Matt Foster, Director; and Sam Atkins Director.

Board and Association Calendar. Plan on quarterly meetings.

Emergency Contacts for Irrigation and expectations. Ken noted they would take the emergency calls and check it out since most really are not emergencies. Text should be sent to both Ken and Mike Fortner.

Other outstanding items from prior management company:

Reserve Study – there is a signed agreement in hard files provided. Will find and send to Reserve Company.

Delinquent Accounts to Collections (Agency out of Business). The Association will need to consider additional options.

Irrigation Contracts 2022- move forward current providers. No additional action required.

Update Architectural Request Form – not a priority for the Board

Park Use Policy -it is a public space. Only concern is volleyball nets and larger tent use to ensure irrigation lines are not hit.

Adjourn. With no further business to discuss, meeting adjourned at 7:05 p.m.