

**Orchard Run Homeowners Association Inc.**  
**Virtual Board Meeting – August 13, 2020**

**\*\*\*\* MINUTES\*\*\*\***

**Call to order:** The meeting was called to order at 6:40 PM HOA Neil Hajoglou, President. Quorum was not established.

**Attendees:** Neil Hajoglou, President; Kyle Vanderberg, Director; Shonda Hajoglou; Treasurer; and Christine Sartoris, Community Association Manager.

**Absent:** Kory Conrad, Director; Julia Conrad, Director; Patricia Krouse, Director; and Steve Feller, Director

**Approval of Previous Meeting Minutes.** Kyle moved, and Neil seconded a motion to approve the January 16, 2020 Meeting Minutes. Without a quorum, approval is pending.

**Reports.**

Financials. Christine presented the financials for July 2020. Total cash at end of the period \$27,985 with \$6338 designated as Reserve Funds. Accounts receivables \$2,269 reflecting 4 outstanding accounts. Review of the profit and loss for the period noting a removal of trees which exceeded budget, but no other unusual expenses reported.

Kyle moved, and Shonda seconded a motion to approve the financial statements as presented. Without a quorum, approval is pending.

Irrigation. Neil provided the irrigation report. The hydrovac of 1 lateral will need to be done this year and the remaining will be on schedule—one per year starting at the 31 ½ RD.

Neil met with Mesa County Irrigation, Palisade Irrigation and four homeowners above the HOA on the irrigation line. The homeowners were requesting more water be released from head gate Orchard Run controls. Allowing more water through head gate results in flooding in Orchard Run. Mesa County and Palisade irrigation representatives agreed the homeowners should have adequate water and it was not necessary to release more. A redesign of discharge to prevent flooding would likely be at the Association's cost.

A repair scheduled for August 14, 2020 will require water to be off at approximately 10 Am but back on in the afternoon.

Architectural. A fence construction project was not approved. However, an application was sent to the homeowner was the ACC was notified.

Covenants. Compliance report on board portal for review.

**Old Business.**

None

**New Business.**

2021 Budget. Budget worksheets were presented with varying assessment rates. The board deliberated the cost of services, limited reserves, and lack of volunteers for irrigation labor.

Shonda moved, and Kyle seconded a motion to approve the increase of the Annual Assessment to \$200 which is above the maximum assessment. Without a quorum present, the approval is pending vote via action without meeting.

Efficacy of Landscape Contractor. The Association will request proposals for the 2021 Season for both landscaping and irrigation maintenance. Kyle will provide additional contractors to the management company to include in the RFP.

Shed Policy/Rule. Kyle moved, and Neil seconded a motion to approve the policy rule presented. Without a quorum, approval pending.

Annual Meeting Date. The initial meeting and the second meeting if required were scheduled for October 1, 2020 at 6:30 p.m. and October 22, 2020 respectively via web-conference.

With no further business to discuss, the meeting adjourned at 7:40 p.m.