

Orchard Run Homeowners Association Inc.

Board Meeting – July 18, 2019

**** DRAFT MINUTES****

Call to order: The meeting was called to order at 6:32 PM at 3133 Patterson Road by Neil Hajoglou, Vice-President. Quorum established.

Attendees: Kyle Vanderberg, Director; Neil Hajoglou; Vice-President; Julia Conrad, Director; Kory Conrad, Director and Christine Sartoris, Community Association Manager.

Absent: Tom Krouse, President; Patricia Krouse, Director; and Steve Feller, Director

Member Input: Homeowners present wanted to understand more about the enforcement process of the covenants. One member reported a man identifying himself as an HOA Board Member threatening them to clean up the property. The HOA informed the members that is not the process they would follow, and they would not be aggressive. The member also reported a potential break in.

Approval of Previous Meeting Minutes. Kyle moved, and Neil seconded a motion to approve the May 16, 2019 Meeting Minutes. With no objection, motion carried.

Reports.

Financials. Christine presented the Financials for the Second Quarter 2019. Total cash at end of the period \$34,932.76 with \$6330 designated as Reserve Funds. Accounts receivables \$3668.30

Julia moved, and Kyle seconded a motion to approve the Second Quarter Financials as presented. With no objection, motion carried.

Irrigation & Grounds

- Available funds for 2019 Projects.

The Board discussed the funds available for the 2019 Projects. V-Pan is anticipated to be done in October, the Hydrovac needs to be done at end of season, and homeowner driveway needs to be repaired. The 2019 projects are estimated to be \$15,000 in total.

- Irrigation --There will be required maintenance for 2020 with hydrovac. There won't be much in terms of available funds. The V-Pan next steps Kyle will take on.
- Grounds Maintenance -- Peaceful Valley will be performing maintenance as well-per board email vote.

Covenants. Report was provided in the packet.

Christine presented the draft of the Enforcement Policy adding habitual offender timeframe to keep property in compliance or the fines would escalate rather than start from the beginning of the process. The board made no other changes. Policy will be posted for comment period prior to Board final vote to adopt.

Unfinished Business.

Website is Ready.

Cherry Brook homeowner issue is not an issue for HOA.

New Business.

2020 Budget. The draft budget for 2020 was reviewed. The Board recommended changes to the version with the 5% increase in annual assessments.

With no further business to discuss, the meeting adjourned at 7:34 p.m.