

Orchard Valley West Homeowners' Association

Quarterly Meeting Minutes

January 17, 2019

- Attendees
 - o Board of Directors: Deb Thomas, President; Mike Fortner, Vice President; Rosalind Daly, Treasurer; Amy Reynolds; Matt Prochnow; David Mosier
 - o Others: Chelsea Ashley, Manager; two homeowners

- Call to Order
 - o The open portion of the meeting was called to order at 6:02 pm, during which time questions were taken by two homeowners regarding the number of allowable board members, the posting of meeting minutes, and the expense of sending certified mail. These questions were addressed by the board.
 - o Also discussed was the HOA reserve account: An HOA is required by state law to allot 10% of its annual operating budget to a reserve account; these funds may be placed in no-risk financial vehicles (e.g., CDs) to gain interest
 - o The board went into executive session at 6:31 pm

- Executive Session business
 - o Election of officers:
 - Deb Thomas - President
 - Mike Fortner - Vice-President
 - Dave Mosier - Secretary
 - Rosalind Daly - Treasurer
 - o Park Committee – Amy Reynolds volunteered to chair, and was elected by the board; Matt Prochnow and David Mosier volunteered to serve on this committee. A certified, bonded contractor will be required to install the new spring “zebra” piece of equipment, though it should be possible for us to install the new “baby” swing. The board is moving forward with replacing the swing in the park; Amy Reynolds will look into this.
 - o Discussion about the possibility of replacing the existing pump house.
 - o Architectural Control Committee (ACC) – all board members are considered to be on the ACC; Chelsea reports weekly her compliance survey results
 - o Irrigation Committee – Mike Fortner, chair, discussed the importance of the proper operation/maintenance of the system so as not to cause serious damage; homeowners are granted two (2) hours to make repairs after the system is shut down; the system will need to be flushed out again this year
 - o Legal counsel – we currently are without

- Adjournment: Due to time constraints, further discussions were tabled and the meeting was adjourned at 8:48 pm, to be continued at Deb Thomas’s home

David Mosier, Secretary