

**Orchard Run HOA
Meeting Minutes
Oct. 28, 2009**

Meeting Called to order at 7:00 pm. at the Shepherd of the Valley Church.

In attendance are:

Heather Myers
John Carson
Katie Stassen
Doris Blake
Steve Feller
Tracey Heritage

1. John C. discussed the lack of money in the checking account, and that he transferred \$3000.00 into the account from the CD to pay himself for the ditch rider fee, yearly bills and to have some reserve for whatever might come up.
2. Heather Myers made a motion to increase the HOA dues by 5%, bringing them to \$100.37. Doris Blake seconded the motion, and it was voted on and passed.
3. Katie Stassen motioned to round down the HOA dues by .37 cents to make the dues an even \$100.00. Doris Blake seconded the motion, it was voted on and passed.
4. John C. recommended, in order to update the checking account users, that he, Tracey and Doris Blake sign up as signatories on the CD and checking account, and to remove past board members from the account.
5. Doris Blake made board members aware of the fact that she will be out of the country from Nov. 4 to Nov. 20, and that she will not be doing violation walk arounds, and she handed the P.O. box keys to Heather Myers. Tracey Heritage made a recommendation that we do the violations walk around every 2 weeks, and all agreed.
6. A discussion about the budget and the upcoming all members meeting covered areas such as, line items, violation fines, unpaid HOA fees, Maintenance and repair for the irrigation and common grounds, and whether we need to hold 2 all member meetings per year. It is thought that the HOA only needs one all member meeting per year to vote in new board members, and it is not necessary to hold an all member meeting to ratify budget. We also discussed including a note on winterizing the irrigation system for homeowners to avoid freeze damage to their systems into the all member mailing. Tracey will update mailing and we will confirm through e-mail.
7. Katie Stassen and Doris Blake wanted to make sure board members had their correct e-mail addresses. Katie's is katiestas@hotmail.com, and Doris' is blakedoris@hotmail.com.
8. Heather Myers made a motion that a majority vote is needed to approve the budget meeting mailing, Steve Feller seconded, we voted and it passed.
9. Katie Stassen made a motion to adjourn meeting at 8:10 pm. Doris seconded, we voted and it passed.