

ORHOA Meeting Minutes - Wednesday, February 24, 2010

Attendees: John Carson, Doris Blake and Heather Myers

Meeting called to order at 7:10pm

Doris expressed concerns with the appearance of Orchard Run. The street is narrow and has a lot of trash cans and campers and appears cluttered. The street is the first impression a person has when they enter the subdivision. Doris would like a letter sent to all homeowners on the street asking them to abide by the rules and keep their cans, campers, etc. behind the fence. Violation letters should have been sent to the homeowners that are repeat offenders. John will follow up with Tracey Heritage to find out who has had letters sent. Doris will continue to take pictures and email to Linda Edwards at Heritage so she can send out letters. It was agreed these homeowners should have violation fines.

Doris suggested that board members should not have to pay dues while they are serving their term. Nothing was decided nor voted upon. It was agreed that we need revenue now and we might be able to revisit this another time. It was agreed that it might help get more people interested in serving on the board. We need 4 board members and 2 alternates for the next board. We will address this when we get closer to the all member summer meeting.

Some dues have been collected. As of the Jan. 2010 report that was mailed to all board members from Tracey Heritage \$6,345.34 in dues has not been collected yet. Tracey was not present at the meeting. We will get an update from Tracey at the March meeting.

John presented his Ditch Rider bid see attached. \$1200 which after calculation his average hours (108) per season ends up being \$11.11. John will ask Tracey to post the job opening on the website and we will accept bids up until the next meeting. A decision must be made by the end of March.

John spoke to a contractor regarding the fence along 31 ½ road. Labor and materials are cheap now. A preliminary bid of \$25,000 was given. This would include metal 14 gauge posts and 2 metal rails and wooden pickets. The demo and hauling of old fence will be free the contractor knows people who will do the work for free because they want the fire wood. It is suggested that we replace 2 yards at a time and work in increments starting at the North end and working South. We have 1100 linear feet to replace. The rails will be welded to the posts and the fence should be a lot stronger than what we currently have. We would open the bidding to the general public and accept 3 bids prior to approving a contractor. John suggested using ½ of the reserve fund (CD) currently \$6200 and getting a loan for the difference. Increasing the dues would cover the repayment for the loan. John will contact some banks and find out if this is an option and what the terms and payment would be.

Traffic Alert. The Sheppard of the Valley church is expanding. The entrance to the parking lot has been temporarily moved. Jim Hall has posted signs on the mailboxes warning homeowners that the middle turn lane on F road will now have more traffic and will cause some congestion for drivers wanting to turn left from Orchard Run (east unto F Road) or people turning into our subdivision ( North on Orchard Run from F Road). John will contact the construction company and the church and county to find out if we can get some road signs or have the traffic detoured so there will not be such a bottle neck of vehicles in one area.

Motion to adjourn was made by Doris Blake and second by John Carson

Meeting was concluded at 7:45pm.