

Orchard Knolls HOA Board Meeting Agenda

February 20, 2024

Board of Directors:

President Steve Baumgartner
Vice President 1 Michelle Katon
Vice President 2 Jen Goodstein
Treasurer Don May
Secretary Jessica Olevsky

Architectural Review Committee

Paul Lumsden	Renee Joskow
David Becker	Willis Williams
Kate Wernick	Andrew Sams

Metropolis Management

Brenda Drummond

Call To Order:

Secretary Called Meeting to Order: 7:05pm
Absent Board Members: Don May
Community Members: 5 homeowners present

Board Announcement:

Residents stay on mute during the video section until ask for comments nor to have side commentary; disruptive guests will be asked to leave the meeting. Board met with CCOC for clarity on financial records and Homeowner rights to see HOA documents. Homeowners are not to see personal records, ARC requests, contracts under review, outstanding dues by home. Homeowners can see signed contracts, outstanding dues total amount, approved minutes, approved financials, P&L and approved budget. The ARC is a separate body from the HOA Board and not subject to sharing requests or approvals. ARC holds meetings and gives feedback/updates to the Board at HOA meetings. If a homeowner has ARC complaint, the homeowner directly requests for info to the ARC. ARC can hold closed meetings to review individual requests.

Treasurer's Report:

Operating \$180,500
Reserves total \$294,000

Statements being sent out to homeowners to verify and reconcile.
2024 Budget was approved and posted to website.
New dues amounts were also posted to the website.
Preferred payment to Metropolis for dues is through Clickpay – also posted on the website.
Coupon booklets are available by individual request.

Secretary's Report/Communication:

Minutes are posted once approved by the Board. Minutes approved for December 2023 and will be posted to website.

Architectural Review Committee:

Emails applications to okhoa.arc@gmail.com.
Jen Goodstein is chairperson.

Remember, if you're working on anything outside of your home, especially in the front, please check in with the ARC and/or website to see if you need prior approval! Trees, changes in landscaping, sidewalks/paths, driveways, paint, mailbox, fences, doors, windows, roofs, shutters and more!

Social/Welcome Committee – Kate Wernick – if you'd like to join this committee, please call Kate.

Beautification Committee – Spring creek clean-up April 6 (or 13th if rain on the 6th) 2024 at 9am – seeking volunteers/coordination.

Security –

No updates.

Old Business:

Paving in Townhouses - wait until the February meeting. Steve will gather more information and review contracts. This will be a multi-day process and no one will be able to park in townhouse parking lot while this is going on. If you have your

car on your driveway or in the garage when the paving starts, you'll be stuck until the paving is completed. Paving project will address concrete sidewalk issues. Falling lampposts in front of townhomes- first notice will be sent out then individual letters will be sent by metropolis.

Parking signs –

Snow Removal – approved Community Landscaping for 2024 contract-

Single family houses - sidewalk to your house and sidewalk around your property is your responsibility.

Townhouses- sidewalk in front of your house is your responsibility.

Community Landscaping will plow the townhouses parking lot and common sidewalks and pretreat for snow as needed.

New Business:

Street light was repaired on Cherry Blossom Place.

Dog incident on Citrus Grove Rd reported and has been reported to Montgomery County Animal Control and to our insurer State Farm Insurance. We are waiting for the report from Animal Control.

Questions & Answers (2 min per home):

Bill Grennon – needs help with his account balance

Leslie Rosenthal – asked about follow up on the dog incident

Richard Schinner – question on budget

Cade Williams – remove stump and replace with tree in the townhouse courtyard

Next meeting:

Tuesday, March 19, 2024

Adjourned: Meeting adjourned at 7:58pm

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