

+Orchard Knolls HOA Board Meeting Agenda

March 19, 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
Andrew Sams	

Metropolis Management

Brenda Drummond

Call To Order:

Secretary Called Meeting to Order: 7:08pm
Absent Board Members: Don May
Community Members: 15 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. Email Brenda Drummond at brenda@mymetropolis.net.

CPA firm Strauss & Associates is completing our tax returns.

Audit will be in June 2024.

Secretary's Report/Communication:

Minutes for February 2024 approved. Minutes will be posted to website once approved.

Architectural Review Committee:

Emails applications to okhoa.arc@gmail.com.

Jen Goodstein is temporary chairperson until we appoint a new chairperson.

Shed, fence, spa and trees approved.

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. Kate is sending a flyer out to homeowners

Beautification Committee – Steve Baumgartner - Spring creek clean-up April 6 (or 13th if rain on the 6th) 2024 at 9am – seeking volunteers/coordination. Meet at the corner of Blackberry Drive and Citrus Grove.

Leslie Rosenthal is hosting a tree trimming demonstration, date tbd.

Security –

No updates.

Old Business:

Dog issue- mailer was sent to homeowners. A final report from Animal Control received by homeowner and submitted to board. Follow up with the pet owner will include an Executive Session with said homeowner.

Paving in Townhouses - 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.

Townhouse Special Meeting – date TBD

Parking – Jen Goodstein organizing these homeowners to discuss parking assignments, visitor parking.

Paint colors & vinyl trim – decide on consistency

Falling lamp posts in front of townhomes- first notice will be sent out then individual letters will be sent by Metropolis.

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:

Cherry Blossom sign – felled sign will be replace in the next couple of weeks.

Community Maintenance- The board will be meeting with Metropolis Management and Community Landscaping will occur in April to review home maintenance issues, tree maintenance and possible tree replacements. Homeowners not in compliance will receive letters from Metropolis.

Potomac Garden Center – concerned about the height of mulch/dirt piles creating artificial hill, location of trucks on the lot, drainage effecting the homes.

Questions & Answers (2 min per home):

Next meeting:

Tuesday, April 16, 2024

Adjourned: Meeting adjourned at 8:14pm

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