**Orchard Knolls HOA Board Meeting Agenda**

**January 24, 2023**

**Board of Directors:**

President Jessica Olevsky

Vice President 1 Michelle Katon

Vice President 2 Jen Goodstein

Treasurer Don May

Secretary Steve Baumgartner

**Architectural Review Committee:**

Dave Goldstein, Chairperson

Paul Lumsden

Renee Joskow

David Becker

Kate Wernick

Andrew Sams

Willis Williams

**Metropolis Management**

Brayan Flores

 **Call To Order**:

Secretary Called Meeting to Order:

Absent Board Members: Jen

Community Members: 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.

**Minutes review:**

Minutes approved for October 2022 and posted to website.

**Treasurers Report:**

Budget for 2023 – approved

**Secretary’s Report/Communication:**

Annual Meeting notice – and a date correction- have been mailed out to homeowners.

This includes the Annual Meeting notice, CCOC notice, budget, nominations request for election and GO TO Meeting link.

**Architectural Review Committee:**

David Goldstein – committee is working on architectural code updating. Two applications in process.

**Social Committee** – Kate Wernick

**Beautification Committee –**

Spring Clean Up – April – invasive weed removal and tree saplings plantings

**Security –**

Don’t turn left out of the neighborhood!

No issues from security detail.

**Old Business:**

Lights in the median on Blackberry Drive – we have notified 311 MoCo for repair.

TownSq – setting up accounts for homeowners. We need everyone to sign up this week so we can turn on the bill payment features.

Annual meeting- set for 2/28/2023 – mailing to homeowners with required CCOC form, proxy and nominations/bio request.

**New Business:**

Some homeowners paid dues double because of ACH to the MHC bank account wasn’t turned off. Metropolis is investigating and will refund.

**Questions & Answers (2 min per home):**

**Next meeting:**

Tuesday, February 28th at 7pm – Annual Meeting & Elections

**Adjourned:** Meeting adjourned at 8:12pm

**--- End ---**