**Orchard Knolls HOA Board Meeting Agenda**

**October 25, 2022**

**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: none

Community Members: 6 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 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 August 2022 and posted to website.

**Treasurers Report:**  Records are under review with Metropolis Mgmt and we will be undergoing a require Financial Audit. We are working on a budget for 2023.

As of TBD!

Operating Account $

Reserve Account $

Liabilities/account payables are $

HOA Dues receivables $

**Secretary’s Report/Communication:**

Newsletter Quarterly to update neighbors went out in September through regular mail.

**Architectural Review Committee:**

David Goldstein – approved a fence, Kate W working on architectural updating. Renee called out Dave’s leadership and improvement of the ARC.

**Social Committee** – Annual Chili Cook Off is Sunday, October 30th at 4pm – Kate Wernick is planning.

Halloween is Monday, 10/31 – please be careful driving through the neighborhood.

Kate W is interested in working on the Social Committee.

**Beautification Committee –** Renee – asked about replacing trees in the courtyard of the townhouses that were removed by unknown company approximately 2-4 years ago. Jessica & Jen G will go visit the site to determine if trees need to be replaced by HOA. Renee, also called out an issue with the retaining wall at 15718 Cherry Blossom Ln.

**Security –**

Don’t turn left out of the neighborhood!

No issues from security detail.

**Old Business:**

Retaining Walls in TH – completed!

Retaining Wall by monument sign – completed!

Lights in Townhouses – completed!

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

**New Business:**

Town Houses – focus on maintenance, repair railings, paint colors, gutter flow, repaint the parking space numbers,

Board voted to have Metropolis contract the removal of the falling repair of 1 Cherry Blossom Ct.

Brayan will generate a list of contractors that are good to share out to the neighbors.

Next quarterly payment for townhouses is due Oct 1st.

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

Ray – complained about what CL was doing last Friday besides eating lunch at noon. Complained about wood pallet in front of a house on Cherry Blossom Ln. Jen will check it out.

Dave K- wondered about marked police car on Citrus Grove on Monday. May be called to watch the area by Potomac Gardens who had a break in.

**Next meeting:**

Tuesday, November 15th at 7pm Budget

Tuesday, December 13th at 7pm Elections

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

**--- End ---**