**Orchard Knolls HOA Board Meeting Agenda**

**Annual Meeting - Elections**

**February 28, 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 Willis Williams

Kate Wernick Andrew Sams

**Metropolis Management**

Brayan Flores

**Call To Order**:

Secretary Called Meeting to Order: 7:10pm

Absent Board Members: Jen

Community Members: 17 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 January 2023 and posted to website.

**Treasurers Report:**

Budget for 2023 – approved in January.

Waiting for Metropolis to complete audit on MHC

**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 – Spring Social event

**Beautification Committee –** Spring Clean Up – April – invasive weed/trash removal and tree saplings planting

**Security –**

Staff comes out 2-4 times per month - another quiet month

Don’t turn left out of the neighborhood!

**Old Business:**

Lights in the median on Blackberry Drive – repaired

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

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

**New Business:**

Annual Election – 1 position open – quorum not met, election is tabled to the next month. Quorum is not needed on second election meeting.

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

* Dave Kittle- police is Justin. Stop and say hello  Day job is SWAT
* Cara-drug problem around playground area?
  + Nothing lately
* Donna-in townhouse would like to do something to get basketball hoops in somewhere. Can we allow hoops in the driveway?  Don volunteered his hoop at 1605 Gooseberry
* Sandy-question about what we were voting on
* Vijaya- County offering free community center membership, some dog owners not picking up after their pets. Violation letters can be sent, alliance with neighboring pools?
* Maryanne- when is the next time for board positions- spots will be up in november. Will look into joining ARC
* Can we add dog waste trash cans?  Cannot be added- we have no way of monitoring the dumping of that

Cherie Soni – what are we voting on, who is up and when are elections

Linchuck – dog poop bags/trash can

**Next meeting:**

Tuesday, March 21, 2023

**Adjourned:** Meeting adjourned at 8:10pm

**--- End ---**