**Orchard Knolls HOA Board Meeting Agenda**

**May 23, 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: none

Community Members: 14 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 March 2023 and will be posted to website.

**Treasurers Report:**

Statements being sent out to homeowners to verify and reconcile.

Final funds removed from MHC and transferred to the Metropolis OK HOA accounts.

**Secretary’s Report/Communication:**

Minutes are posted once approved by the Board.

**Architectural Review Committee:**

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 Committee** – Kate Wernick – if you’d like to join this committee, please call Kate.

Last day of school is June 16th.

**Beautification Committee –** Spring Clean Up – April 22nd was great! We removed invasive weeds and trash in the creek.

**Security –**

Quiet month, lots of foot traffic but no drama.

**Old Business:**

We will begin reviewing the asphalt contracts for the THs again, prices should be back to normal.

**New Business:**

Metropolis – working on estimates for fence repair/replace around playgrounds and new playground mulching.

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

Questions on asphalt, tree replacements

**Next meeting:**

Tuesday, June 20, 2023

**Adjourned:** Meeting adjourned at 7:55 pm

**--- End ---**