

Villas of Orchard Hills – HOA BOD Meeting on 7/30/26

Present: Brad Miller, Cathy Wyant, Lynnette Stout, Kim Ideus, Mike Guessford and Ariel Garles

- A. A Reserve Study was conducted, and a 43-page report was provided to project out funding over 30 years. On 6/16/26 Brad and Mike attended a Zoom meeting to go over the results of the study.
 - 1. Per study results, our HOA would need to increase dues from \$215 to \$320 to be fully funded, and a \$67 increase was suggested.
 - 2. The BOD unanimously agrees that gradual increases over multiple years will be more feasible than an abrupt increase. The amount of increase was tabled and will be voted upon in a future meeting.
 - 3. BOD had discussion around making it mandatory for HOA dues to be paid via EFT. Paying dues via check creates an expense for our HOA. Our expenses will be reduced if all payments are made via EFT.
- B. Our 12-month CD will not be renewed on 8/4/26. Funds will move back into our Reserves for working capital due to our concrete project.
- C. A small business owner was asking multiple residents about power washing siding and windows. Brad asked for a bid for the HOA for all buildings, which was \$15,000. The bid was declined.
- D. Some complaints have been made regarding Visitor Parking being used for large business vehicles that are obstructing view and often taking up two spots. We requested that Jeff Horton give a warning to follow our parking rules.
- E. Local water ban was lifted on 7/2/26. We needed some repairs before our irrigation system could be turned on.
 - 1. On 7/13/26 a new irrigation timer was put in, to fix a leak.
 - 2. On 7/27/26 a new seal for backflow was replaced, controller and water line fixed.
- F. Orchard Hills sign near entrance was discussed.
 - 1. Weeds are out of control and completely covering the sidewalk. They need to be maintained.
 - 2. Our sign does NOT include our address.
 - a. Delivery drivers call residents when they cannot locate 601 Orchard Hills Dr
 - b. Would like to see our address either added to sign, or another sign added with address.
- G. BOD Text group notes:
 - 1. Paint used for Garage Door touch up: Krylon Colormaxx Paint + Primer, Satin Ivory
 - 2. 6/11/26: new Buyer for Unit 6010 asked for an exception for a 70 lb. black lab to be in unit.
 - 3. Mid-June: Brad Miller asked Keegan of CIOS to cut bushes under windows down to 2-3 feet. Several Unit-owners have asked to have them trimmed down.

Next meeting will be in September.

Submitted by Lynnette Stout, Secretary