

## 08-29-24 Orchard Hills HOA Board Meeting Minutes

Present: Brad Miller (President), Cathy Wyant (VP), Wyatt Boston (Member at Large), Lynnette Stout (Secretary)

### Old Business:

- 1) Discussed the 7 outstanding items listed under Old Business on 08-15-24.
- 2) Supreme Dryer Vent Cleaning bid was voted on. All units were cleaned via rooftops on 08-23-24.
- 3) The Board voted on using Jake's Tree Service bid. 4 Ash + 1 Pine trees were removed, and several trees around the premises were trimmed on 08-30-24.

### New Business:

- 1) Brad obtained lawn care bids from Griff's Lawncare (\$16,422.), Norwalk Seasonal Services (\$27,879.), and Central Iowa Outdoor Services (\$25,066.).
  - a) The Board voted on using Central Iowa Outdoor Services, per annual bid of \$25,066.07 to be paid over 7 months (April-October) at \$3,580.97 per payment. The contract does not include Irrigation services, per request of the Board.
  - b) The Board voted to terminate Premier Outdoor Services lawn care contract immediately. Kayla Davis from Hudson Property Mgt sent letter of termination to Premier. As noted in prior minutes, Premier was not performing services within the contract for Orchard Hills Villas.
- 2) Central Iowa Outdoor Services snow removal contract has been updated from .10 to 2 inches of accumulated snow.
- 3) Discussed Irrigation system, as the system appears to be beyond repair after repeated inquiries for: the system not working at all in some areas, broken or missing heads, leaking or spurting broken sprinkler heads.
  - a) Asked Premier Outdoor Services to shut off the irrigation system.
  - b) Brad is seeking bids to have irrigation system lines blown out for the winter.
- 4) Follow-up items:
  - a) Renters Amendment – asking Hudson Property Management to start the process of emailing out to everyone for a proxy vote.
  - b) Financial statements – want at least Quarterly, we asked for Monthly. The Board would like to see more detailed information on the reports.
  - c) Resident Listing discussed. Lynnette will follow-up again on obtaining an updated list with current residents. The Board would like to have contact information. We also want to know if Unit Owners are in default of dues, and assist Hudson Property Management in getting current.

Next Meeting to touch base 09-12-24

Submitted by Lynnette Stout, HOA Secretary