

Orchard Hills Villas HOA Board Meeting on 11.11.25

Present: Brad Miller, Cathy Wyant, Ariel Garles, Lynnette Stout

1. Discussed increasing of HOA monthly Dues.

- Property Management by Design recommendation was to increase from \$206.25 to \$225.
- Board voted to increase from \$206.25 to \$215. Monthly. Plan to have effective January 2026.

2. Reviewed and discussed any concerns with current Vendor contracts.

- Central Iowa Outdoor has done a much better job than prior lawn care company.

There were a few concerns to note, both subcontracting services:

Warren Lawn sprayed chemicals for weed control (August or September), overspray landed on potted vegetable plants on residence's patio.

- Requesting that the HOA receive notification at least 2 days prior that chemicals will be sprayed.

Iowa Irrigation was delayed in turning on the sprinkler system due to the summer water ban. Board members are unaware of what was done, and there are concerns with the condition of the system.

- What was repaired or tested?
- What is the status or condition of sprinkler heads, piping, and control boxes?

3. The 2026 Budget needs to be finalized

- The board would like to meet with Jeff Horton of Property Management by Design to review.
- Brad will be scheduling a meeting in December, with preferences on a Thursday or Monday.

4. The board would like to review the following with Jeff Horner during the meeting.

- Status on purchasing and installing No Parking Signage.
- Status on Rental Unit Certificates. At the annual meeting, 7 of 18 Units provided certificates. Did others provide paperwork?
- For the 2026 Budget, we think some concrete work may be needed, especially along the oldest buildings.
- The board would like to know more about the process and cost of a HOA Reserve Study.

5. The board agreed to meet in December 2025 for Budget, and again in February 2026.

Submitted by Lynnette Stout, Secretary