

08-15-24 Orchard Hills HOA Board Meeting Minutes

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

Old Business:

Several items from our 06-13-24 HOA Meeting Minutes have NOT been addressed by Hudson Management:

- Item 2 – 2024 Spring walkthrough never happened. A date needs to be set with Hudson Management.
- Item 3 a. & b. – Premier Outdoor Management contract compliance was not addressed by Hudson Management Co. Our HOA pays every month for seasonal services that do not occur.
- Item 3 d. – Central Iowa Outdoor Services accumulated snow measurement needs changed. No response from Hudson Management.

Maintenance/upkeep bids were requested Under Item 4 for five bids. Only 1 of 5 were addressed by Hudson Management Co.

- Item 4 a. – We received one tree removal bid from Xtreme Tree for \$9,266.20 on 07-26-24. This is an extreme bid cost, after the HOA Board requested 2 additional local bids with both less than half the cost.
- Item 5 – Adoption of Renters Amendment. No status update on this.
- Item 6 – Need Contact info and Resident listing updated. Follow-up email sent by Lynnette on 08-17-24.
- Item 7 – Board requested Monthly Financial statements. May is last received.

New Business:

- 1) Discussed Tree Removal and Trimming bids.
 - a. Bids: Xtreme Tree (Desoto) at \$9,266., Turnbull's Tree Service (Norwalk) at \$4,800., and Jake's Tree Service (Norwalk) at \$3,000.
 - b. The Board decided to use Jake's Tree Service, and Kayla at Hudson is requesting a contract.
- 2) Lawn care services from Premier Outdoor Management (Grimes) were discussed. The HOA is paying for services monthly, that Premier Outdoor Management is not providing.
 - a. 30-day notice is required to terminate contract, and the Board will be requesting termination.
 - b. Need irrigation system turned off and winterized. Lynnette requested this on 08-16-24 via email per Brad's direction.
 - c. Do not want to use Extreme of A+ Lawncare, HOA was unhappy with these contractors in the past.
 - d. Brad is calling contractors for bids to present to Hudson Property Management.
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- 3) Per Brad our Operating Reserve is \$172,000. Board discussed that we have not been receiving Monthly Financial information as requested.
- 4) Orchard Hills Agreement with Hudson Property Management
 - a. Matt Hudson emailed a copy on 08-15-24 to the HOA Board.
 - b. Board members will review the agreement further and discuss at a future meeting.
- 5) Pest control services discussed, as Lynnette noticed someone spraying outdoor on 07-30-24.
 - a. Who do we have a contract with?
 - b. How often do they spray around our perimeter of buildings?
- 6) Use of fireworks at Villas of Orchard Hills is prohibited.
 - a. Cathy advised that Unit 10007 was igniting fireworks in July of 2024.
 - b. Hudson Property Management needs to send a warning letter to Unit 10007 and advise that use fireworks are prohibited. The City of Norwalk allows for fireworks for Fourth of July and New Years Eve; therefore a letter needs to be sent.
 - c. It was suggested to make a FB post prior to holidays to remind members of fireworks being prohibited.

- 7) The snow removal contract with Central Iowa Outdoor Services needs updated. 1/10 of an inch accumulation needs to be changed to either 1 1/2 inch or 2 inches.
- 8) The current condition of our Irrigation System was discussed.
 - a. Various emails and text messages have been sent to Hudson Property Management by Board and association members regarding no irrigation, damaged sprinkler heads, missing sprinkler heads, and the lack of testing and repair by our contractor.
 - b. The Board voted to have the irrigation system shut off immediately.
 - c. The Board would like to shut down the irrigation system permanently in 2025.
- 9) An email was sent from Hudson Property Management to the board President and Vice President for Notice to HOA Board Members Regarding Corporate Transparency Act Compliance.
 - a. The CTA documents are a new Federal requirement introduced 01-01-24, and HOA and Condominium Associations need to comply with this new Act.
 - b. Hudson is using an attorney to file the CTA documents for federal compliance, and the \$95 cost to file documents will come from our Association.
 - c. To comply with this regulation, our HOA must submit a report to FinCEN detailing beneficial ownership information, which includes identifying information about individuals who own or control the association. Specifically, we are required to provide two forms of identification for each board member.
 - d. Annual review will be required. If board members identified change, our HOA will need to file identifying information for any replacement from the previously filed documents.
- 10) Dryer vent cleaning was discussed. Kodi Stone has repeatedly advised concern at Unit 4001.
 - a. Brad advised that prior bids were from Supreme and DM Chimney Sweep.
 - b. It was noted that all vents were cleaned in 2020.
 - c. Brad is seeking bids from Supreme Dryer Vent Cleaning, and possibly Dryer Vent Wizards.
- 11) On 06-12-24 Matt Hudson advised that he'd have a contractor come out to look at wooden thresholds that need scraped and painted. No status update or bid was received.
HOA members are looking into doing this themselves.

Also did someone replace or repair the lights around garage doors that were noted in the same 06-12-24 email? It appears that residents have installed their own lightbulbs at many units:

The following need to be replaced or fixed (from 6-12 email):

Blinking lights (about to go out): 5001, 8005

Extremely Dim: 9003

Lights are out: 1010, 4001, 5006, and 10,004

Light fixture is Upside down: 4003

Next HOA Board meeting: 08-29-24 at 6:30 pm

Respectfully submitted by Lynnette Stout