

Following homeowner comments and discussion, the Board asked for and received a show of hands in favor of agreeing that leasing requirements are adequately governed by the Declaration and that no additional action is needed.

Vehicle parking on the Association-owned streets is governed by the Declaration, Article X, Section 9, which states, in part, "Parking of automobiles and other vehicles on streets in the Properties, or on other common area, may be done if at all, only on one side of each street, with the location, times and conditions of any permitted parking to be designated and posted by the Association from time to time."

Homeowners in attendance questioned the need for one side of the streets to be designated for parking. A majority of the homeowners agreed that such a designation is not necessary and that residents will be considerate of their neighbors regarding parking on the streets. Direction will be given to the management company to remove the signs.

2016 Annual Meeting minutes:

A motion was made by Paul Gordon, seconded by Naomi Wisott, and passed unanimously, to approve the 2016 Annual Meeting minutes as written.

Financial Report:

Prepared by Francis Ricci and attached to these minutes.

Street Committee: Dave Marshall and Bart Chadwick

*Replacement of two common driveways concluded a three-year concrete replacement plan.

*Ongoing maintenance of the asphalt streets.

*Monitoring the Colorado Boulevard side of the perimeter wall for areas that require repairs.

Architectural Review Committee:

Members are Paul Gordon, Barry Hansen and Lori Zahn.

Outgoing members John Hermon and Dick Wisott were thanked for their service on the committee.

Landscape Committee:

Prepared by Ted Pomeroy and attached to these minutes.

Garage Sale Committee:

Homeowners decided not to schedule a garage sale this year.

Community Block Party:

Janet Fogarty volunteered to coordinate the event this year.

Board Member Election:

Norm Close, Keith Mullineaux and Jack Hartman will continue on the Board as their seats were not up for re-election at this Annual Meeting.

Adjournment: 9:00 p.m.

ORCHARD MEADOWS HOA
BALANCE SHEET
31-Mar-17

ASSETS	
Cash-operating fund	\$12,931
-reserve fund	117,626
Accounts receivable-dues and fees	5,700
Common area assets-streets, drainage pans, curbs, driveways, trees & shrubs, irrigation system, drainage system	<u>1</u>
TOTAL	<u>136,258</u>
LIABILITIES AND MEMBERS' EQUITY	
LIABILITIES	
Accounts payable	125
Prepaid member dues	<u>6,855</u>
Total	<u>6,980</u>
MEMBERS' EQUITY	
Reserve fund-designated for specific projects**	86,266
-undesignated	<u>31,360</u>
total	<u>117,626</u>
Operating fund	
Initial capital assessments	15,900
Retained earnings	20,751
Transfer to Reserve Fund in 2014	<u>-25,000</u>
total	11,651
Common Area Asset Equity	<u>1</u>
TOTAL	<u>136,258</u>

** In accordance with the HOA's Board of Directors actions, uses of Reserve Fund cash are designated as follows as of March 31, 2017:

For steet replacement (\$10,000 per year to total \$100,000)	\$: \$30,000
For wall repairs (\$20,000 designated for 2016/\$5,200 spent)	14,800
For concrete replacement (\$7,000 per year to total \$21,000)	21,000
For final phase of landscaping project (\$12,000 designated for2016/\$1,534 spent)	10,466
For drainage system repairs (\$10,000 designated for 2016/\$0 spent)	<u>10,000</u>
Total for specific projects	86,266
Undesignated	<u>31,360</u>
TOTAL	117,626

Orchard Meadows Landscape Committee comments for 5.1.2016 to 4.30.2017

The Orchard Meadows Landscape Committee Members are Carol Bransfield, Dave Yeoman, Sue Leister, John Reiter, and Ted Pomeroy, Chair.

We had a good year taking care of a number things, but most significantly we have temporarily won the war against the Virginia Creeper. Carol and Dave led an amazing effort, pulling up lots of VC and spraying the remains. The area on Colorado has been temporarily cleared of Virginia Creeper. We will need to ongoing maintenance to control the VC- pulling out some, cutting back and spraying- perhaps once in May and again in August.

Sue followed up with the initial VC eradication which was done in April by Homestyle Landscaping. They cleared much of the Virginia Creeper, but by July much had come back.

During the summer we planted shrubs in several beds along the inside wall of Colorado, as well as, along the outside. A new Vanderwolf pine was planted to replace an aspen on Orchard over the wall from the Evans household. We also heavily trimmed the junipers that were encroaching on the road inside the wall on Colorado. We hired two of Joe Marcan's crew to work several hours to do the plantings with Carol and Dave supervising. This is a more cost effective way to consider when we do a larger amount of planting.

Dave and Carol cleared underneath the spruce trees at the corner of Orchard and Colorado, as well as, at the Orchard entrance to our HOA. This made each area much more appealing.

The Marcan contract needs to be reviewed and signed in the next few weeks. Arborscape will continue to do the spraying on the common areas. They will also do all the shrub and tree pruning.

At present there is only a limited amount of shrub pruning needed as Dave and Carol took on that effort last year and trimmed several shrubs. The trees look pretty good, and only in a few cases need some very limited pruning which could be deferred till next year.

We have followed through on our 4 year plan and spent around \$45,000. We have tried to address several items as follows

- Trees well pruned, especially the Russian Olives and others
- Bushes well pruned
- Trees and Bushes added
- Additional flowers added
- New beds created
- Virginia Creeper for now in retreat along Colorado
- Marcan is more responsive to our needs
- Have a new tree and shrub maintenance service, Arborscape, though there are some issues to work out- still an improvement over past vendors

We think that having a well maintained landscape is beneficial to our enjoyment of our homes, as well as, positive for improving the value of our homes.

TO DO:

- Remove a few rocks that are encroaching on the sidewalk on Orchard and stabilize some rock that looks loose. John has repeatedly brought this to our attention, as we don't want any accidents on the sidewalk.
- Fill in gaps under the Orchard wall with some rock, may need a small amount of extra rock.
- Spray the weeds in the rocks beds on the common ground of the HOA (think some of that was done this Tuesday)
- More rock refreshment along Colorado is needed
- Cut back and spray the Virginia Creeper in the big rocks along Orchard, also cut back all the suckers in the same area
- Remove the dead aspen tree on Orchard just west of the Orchard entrance
- Replace any dead plants from last years planting by Marcan
- Clean up the inside wall on the west end of Orchard
- Follow up on upgrading the sprinkler system to incorporate control over watering
- Look out the next five years and develop a capital budget for new planting etc

It was a pleasure working with Dave Yeoman, Carol Bransfield, John Reiter and Sue Lister.

Ted Pomeroy