

Orchard Park HOA Board of Directors Meeting  
August 21, 2018

Meeting called to order at 5:45 p.m.

Ed began discussion on the potential new build at 113<sup>th</sup> Street and Norfolk, which is going to be a 6,000 sq ft sports complex to resemble a single family dwelling.

The homeowner came to present his plans for the complex. It will connect to the dwelling through a common fence gate.

Ed explained that the Board could vote in one of 3 ways.... For, Against or to Abstain. He further explained that the neighbor immediately across the street was against the build. Ed said in conversation with the neighbor, reminded him that he could purchase the lot himself to do something with, but the neighbor doesn't want that either.

In review of the plans the Board had two questions of the Homeowner, what roofing material was planned and addressing the pitch of the roof to be in compliance. 7:12 is the current pitch for compliance.

Motion was made and seconded, with a vote of four in favor and zero against to approve the request, pending City Approval.

Motion was made and seconded, with a vote of four in favor and zero against to approve a variance on the 7:12 pitch.

Homeowner thanked the Board for his opportunity to present and left the meeting.

Past minutes from the last meeting were discussed, corrected and motion to approve was seconded and approved, vote was all in favor.

Previous old items to discuss was the pricing on sprinkler upgrades and the entrance at 109<sup>th</sup> and Quaker. Brenda spoke with Rusty at Custom Iron Works and explained what the goal was for the entrance to make more of a statement and make more readily seen. Discussion was of a Bell Tower similar to Tavoli Estates. CIW had actually done that job. Basically 4 post inside the current brick area, East and West would have arches and North and South be made of metal with the Orchard Park logo. Discussion to wire for lighting at night. Ed suggested a cast stone or similar finish.

Brenda is to contact Robinett, an engineer for feasibility.

Brad Emert is working on outdoor lighting and the request was to make the entrance priority, then first medians, followed by the remainder of the 109<sup>th</sup> street medians.

Terry posed the question about who owns both sides of the entrance and if they would allow work in those areas.

Ed said he would still like to see another bid on landscaping; this would ensure the Board is keeping everyone accountable. Tanner Thetford is suppose to be providing a bid. Motion to have the job rebid was seconded and motion carried. Ed would like wording added that the Board can accept a bid for any reason.

Talk of the parks and trees on 113<sup>th</sup> was discussed. After research, Brenda reported that 2-4-D had been sprayed and drifted onto the Trees. Given time, the trees should come back out.

Ed asked that for the September meeting agenda, he'd like discussion of adding 12 trees added.

Ed stated he'd like to see the entrance construction/change to be taken care of prior to end of year. He said if entrance was not approved and completed, that additional money be used for Christmas decorations.

Discussion of the Gate House at the entry to the Enclave, Ed had gotten quote for 2 cameras, recording device with Absolute Sound \$2200. It was noted that kids play in the gate house and that there would be need to start to lock it to keep the camaras and recording device from being broken.

Motion and second with motion carrying, vote of four in favor of getting camaras purchased and installed.

Brenda presented financials and motion carried for approval.

Currently there were four delinquent accounts. 1 has just recently paid, 1 continues to make payments and 2 remain unpaid (will collect at closing if properties sell).

Motion carried to get a bid for fall planting.

Miscellaneous items was discussed by Ed. His request to the Board members looking to roll off were asked to begin work and discussions on their replacements. Dan Willsford was mentioned as wanting to join the Board.

Ed said he'd attended the last 2 Orchard Park events and it seems that the same 25 people are attending. The suggestion was made that it be held on location in one of the parks. Possibly hold a Fall event with food trucks at one of the parks. \$500 was recommended to be given for making it a better attended event.

Suggestion was made about having trees trimmed that are covering parts of the street signs throughout the Association.