

Orchard Park HOA Board Meeting

June 12, 2019

Board Members Present:

David McClure – President
Dan Wilsford – Vice President
Rodney Madsen – Treasurer
Ed Nichols, Caroline Kopp, David Simek

Property Management Company:

Carol Mize & Brenda Hawkins

Call to Order:

Meeting was called to order at 5:42 by David McClure

Approval of Minutes:

This is the third meeting of the year and the Board will take some of the summer months off. The next meeting will be scheduled for August 14th at the same time & place.

The minutes from the May meeting were presented. David asked for motion to approve the minutes from the previous meeting. Dan made motion, Caroline second, all were in favor and motion approved.

Financial Report:

David asked for a report of the financials. Brenda said between the checking account and the money market account at FirstBank and Trust, the balance was over \$200,000 in liquid assets.

Brenda presented S&J Landscaping's invoice for approval and payment.

Budget versus Actual income and expenses was presented. Nothing there to cause alarm, all accounts were as projected. Brenda asked if there were any withdrawals on the bank record that the Board of Directors had questions about.

Property Report:

Brenda reported that Destiny Pools had worked on the fountain in the Enclave location. The fountain has two motors and one was not operating. Ed asked if the gate house had been cleaned out and locked, Brenda reported that it had and that she had the key.

Brenda reported that the front entry brick is sagging/cracking and she has requested a quote to repair from Francesco Herrera.

Outstanding balances of dues were presented and discussed. Dr. Timi sent in his dues but did not include the late fees of \$42.96. Ed made motion to forgive the late fees, David second, all in favor and motion carried. K. Howard is delinquent, last year multiple attempts were made

before payment was sent. G. Gafford, relatively new purchase, November. Probably only paid 1 month prorated at closing. T. Brown makes payments. S. Geeslin makes payments. Ed asked out of the one page of delinquents, who is the biggest problem? This customer was discussed.

Seth is waiting on King's Nursery to deliver trees for the pocket parks.

Approval is needed to purchase a pecan tree from Dr. Simek's lot to place at the front entrance area. Ed was concerned about use of a tree spade after seeing that a gas line was ruptured at Quaker and 96th Street. Brenda reported that Seth had been given pricing by Dr. Simek and discussed which trees were available to be removed. Dr. Simek said he'd not had the deciding conversation yet with Seth as to which tree or what the cost would be.

Ed reported that he'd been approached with push back on adding the additional missing trees in the pocket park across from his home on 113th Street. The gentleman says his grandchildren play catch and doesn't want the trees hindering this play.

Norfolk Avenue median beds – Seth and Jen have put new plants in to cover the sprinkler lines.

Brenda is to ask Seth about getting Dr. Simek's lots mowed. Dr. Simek said that someone building a pool house near his lots had dumped concrete waste onto the lots. Rodney said it was his pool house and that he would reach out to the contractor to have removed.

Dan Wilson's lot on Caroline's street needs mowed. Caroline said she thought there was a new sign up and possibly not Dan's any longer. Brenda said she would drive by and see.

Ed reported that since Seth had taken over the Orchard Park Lawn Maintenance, his pocket park looks the best it every has. No longer yellow but a nice green.

New Business –

Contact Owner with sharp corners on sidewalk and asked them to soften at their expense, even though no discussion had been held with the HOA prior to putting in like it currently stands.

Old Business –

Dr. Timi came for discussion about his variance request. Miscommunication or misunderstanding led to Dr. Timi's builder going forward with the sidewalk design since it was approved by the City, just not the HOA.

A meeting with Dr. Timi, Builder Scott Bloomer, David McClure, Ed Nichols and Carol was held at the sidewalk being referenced a couple of weeks ago. At that time the suggestion to pour two triangles, one on each side, to soften the harsh 90* corners, was discussed. Dr. Timi said he'd do whatever the Board required. Ed made motion to approve, Caroline second, all in favor, motion carried.

Ed made note of the fact that the Gym had been registered with the City in a company name as a rehab business. Discussion was that it probably is to benefit him on taxes but that the City would never allow that and the HOA would not either.

David brought up the Entrance and Sign Variance and how to move forward. Brenda said that Steven Faulk had reached out to pass along information that he'd learned. There is no time limit to re-apply. David said he'd be happy to present the same information to the ZBA and explain that it is a Structure and not a sign.

Discussion to remove the Orchard Park name from the sign and just have the tree enlarged to fill the circle. Ed made motion to approve, Caroline second, all in favor, motion carried.

Ed made motion to approve the brick repair at the entrance and increase the authority that Hawkize has to \$5000 before having to contact the Board about this particular matter. Caroline second, all in favor, motion carried.

Dan made motion to adjourn at 6:32, David second, all in favor, motion carried.