

Orchard Park HOA BOD Meeting

January 30, 2019

Present at the Meeting:

Directors:

David McClure – President
Dan Wilsford
Shawn Haseloff
Ed Nichols
David Simek
Caroline Kopp
Rodney Madsen

Guests:

Texas Hawkize Property Mgmt
Carol Mize
Brenda Hawkins
Timi Tuamokumo - Resident

Call to order by David McClure at 6:35.

The Homeowner, Timi Tuamokumo, who is currently building at 113th & Miami Ave. was in attendance to discuss another request related to his current project. He wants to move the sidewalk to the edge of the property curb. Brenda reported there are no restrictions in the documents that require a curb back walk. All board members in attendance reviewed the drawings.

Ed Nichols said it would be his preference to keep it like the rest of the street. He took the time to remind returning board members and update the new board members about the original variance request. The only variance changed was the 8/12 pitch of the roof to a lower pitch. No deed restriction prevented the building of the project, and the guideline for the Neighborhood was discussed. The building will have windows, doors and will look like a house. Homeowner drew on existing drawing to try to explain his potential plans for the sidewalk. There will be a fence along the side and back.

The City dictates fence height for safety and view of street. David asked the Homeowner if the front of structure is the same distance as the front of his residence. The Homeowner replied yes.

David thanked the Homeowner for coming and he was told they'd make a decision and inform him.

To recap, the Homeowner was asking for additional lawn space by re-routing the sidewalk; this was not what was originally agreed to or approved. Ed suggests suspending the vote until next meeting. David wanted to move forward on the vote. Votes showed non-approval at this time.

David welcomed the new Board Members, Dan Wilsford, Vice President and Rodney Madsen as Secretary/Treasurer.

Previous minutes for the Board of Directors and the Annual meeting were reviewed. David asked that the following changes be made... under financial report change the word profit to surplus, for 109th expense change to 'planned' expense and under the ARC spell out Architectural Review Committee.

With those changes made, Ed made motion to approve, second by Caroline, no further discussion, motion carried.

Financial Report, Brenda presented the packet. Revenue exceeded expenditures by \$48,000, Ed said the budget included the Special Improvement Project and that \$25,000 remains.

Reserve Balance at FirstBank and Trust \$38,000 and at First Capital \$71,000.

Brenda made recommendation to move excess dollars to a money market account. David wants to wait and see about how the year progresses and any new plans that might arise from the new BOD.

Landscaping Bids were discussed. Board is not happy with the current company. They are not problem solvers and have to be called multiple times to accomplish requests. Current average monthly charge is \$5400/month. Flowers and entrance are looking so much better with Blooms by Jen taking care of it.

Three bids were received for the landscaping. Lowest bid was provided by Seth Stevens, S&J Lawn and Landscaping. \$84,000 for the year and includes maintenance of vacant lots. He's also researching Bluetooth management of the sprinklers.

Ed made motion to accept, second by Dan Wilsford, no further discussion, motion carried.

The 109th Entrance project was discussed. Recent City Council meetings were about height restrictions. David asked if they should race to the courthouse to get ahead of the deadline. Question about meeting had with Councilman Massengale, Brenda said no definitive answer was given by the councilman. Ed said the proposed drawing for the new structure height was right where it was supposed to be. Brenda reported that it is on the February 21st agenda for the city council. Brenda also stated that it's not a new sign but rather an adjustment to an existing.

Brenda reported on the meeting that was held with David, Ed, Rusty with Custom Iron Works and Joel with MWM, Carol and herself. After showing everyone the proposed drawings Rusty was asked to provide a bid. After Rusty and Joel left, David, Ed, Carol and Brenda continued discussion. Carol had concerns about how Rusty was proposing the work to be done. Recommendation was made to contact Texcraft about submitting a bid.

Bids were returned, Custom Iron Work \$46,241 and Texcraft \$17,300. Texcrafts bid did not include tear out of concrete floor, removing box, electrical and erection of tower. Motion was made to accept Texcrafts bid for work but wait on Councilman Massengale to give the final approval.

David proposed meeting schedule going forward to be the second Wednesday of each month and that a definitive schedule would be posted.

Shaun Hasseloff said Holly had asked him to inquire about an allowance for and Easter Egg hunt. Suggestion was made for a larger amount to be approved for spending on social events. There could possibly be four annually. Ed made motion to move \$2500 to "Special Events Allowance", second by Caroline, no further discussion, motion carried. Ed also made motion to give David authority to approve requests without having to contact entire BOD, second by Caroline, no further discussion, motion carried.

Report was given to Brenda about a large bulb being down at the traffic circle. Someone had gotten it and placed next to the lamp pole. Brenda said she would get it replaced.

Caroline made motion to adjourn at 6:45, second by Ed, nothing further, motion carried.