

**Orchard Hill Homeowners Community Meeting**  
**October 7, 2015**

Meeting started at 7:00 P.M.

**Attended:** Peggy Reilly, Tim Metzner, Camille Croteau, Robert Brickley and Nancy Martin

**Absent:** Lou Waldorf

**Peggy:** She had everyone on the board state their name and title. She asked if everyone had a chance to read the minutes from our last meeting in March. She asked if someone could approve the minutes. Connie Roberts approved and Nancy Hughes 2<sup>nd</sup> the motion. She asked if there were any new members of our community here tonight? She said that at this time there were no volunteers for the board and she will stay another year.

Layton Builders is now tied into the lots that are being sold by Masten Realty. Three homes are currently being built in the community. All three models have been approved by our Architectural Committee. Layton is working closely with the Architectural Committee to ensure continuity with the rest of the community. Everyone should have received a copy of the updated budget for 2015.

Since the last time we met Solitude has been inspecting the ponds. The planting has been completed on the front pond. Realtor letters have been sent for 2015 reminding them we are a deeded community. The irrigation was turned on and fixed during the course of the summer.

A speed sign was placed on Iroquois to try to slow speeders down on the road. Thanks to our councilman for getting this done.

The audit has been delayed until the spring due to some medical issues.

Our Architectural Committee has approved:

- 2 front porch railings
- 1 pool
- 2 sheds
- 1 garage extension
- solar panels
- 1 deck
- 1 swing set and 1 pergola
- new construction by Layton Builders on 3 separate lots

Reminder: Our web site is updated with all new information. The web site is:  
<http://orchardhillhoa.org>

Our board has monthly meetings to ensure financial stability.

Since Lou was not there, Peggy read the financial report. Checking account is \$7,862.26, the CD Pond Fund is \$43,935.51.

**Collections:** Total annual assessment fees collected are \$29,735.36. Total due to be collected was \$29,700.00. 178 out of 180 properties have paid. There are liens on the properties of the two non-payers.

**Irrigation:** The system is finally fixed. Because of the age of the system (over 10 years old), the following improvements had to be done: Replaced 3 irrigation valves, 4 sprinkler heads, 13 wire connectors and 1 solenoid. 19 sprinkler heads had to be raised and leveled, 1 leak was repaired and the control box was replaced with a smaller and more efficient one. The total cost was \$1,811, which was mostly labor.

**The self audit for the years 2012-2014:** Due to unforeseen medical situations since the last Home Owners Meeting, the audit will be put off until next year and will also include the beginning of 2015. We had two volunteers from the last meeting and we could use at least one more.

A question from the floor was: What are we doing about Halloween and the traffic? Concerns were that the circle will be a problem if an ambulance had to get through it might be impossible with all the cars parked around there. A suggestion was to put no parking signs around the circle and also use reflectors in front of the sprinkler heads to prevent them from getting broken. Someone from the floor stated that some of the yards on Iroquois need a mowing, the grass is too long. Another concern was that the grass cuttings from Croll need to be cleaned up.

Meeting adjourned at 7:19 P.M.

Respectfully submitted by Camille Croteau, Secretary