

Orchard Hill Homeowners Community Meeting
March 23, 2017

Meeting started at 7:03 P.M.

Tim: He welcomed everyone. Then he had each board member introduce themselves. He started with the agenda. He asked if everyone read the minutes from the last meeting. Tim asked for approval of the minutes. Peg Reilly approved and Mr. Lane seconded it. He stated that there was a transition for the architectural chairperson. The new board member is taking this over. Layton is going to build on lot 181. The architectural committee has approved a lot drainage, fence, pergola, patio, walkway and new steps. The website is available for everyone. The board meets monthly to insure we are financially stable. Anyone can join the meeting.

Lou: The checking account balance is \$29,340.32 and the CD Pond Fund is \$49,733.91. The total amount collected was \$30,070.64 out of \$29,865.00 due us. 177 properties have paid out of 181, giving us a 98% total. Liens will be filed on the four properties that are unpaid on March 27 unless he hears from the owners. The proposed budget for 2017 is about the same as last year which mirrored the expenses for 2016. The only new item is the capital expense for a new HOA computer. We put \$500.00 on the budget, but Tim was able to get a new one for \$329.00.

Tim: Old business: There were concerns about the school tax increase. The board has nothing to do with this. Each homeowner is responsible to go about that the way they want. The gazebo did not go through.

Lynn Baker (from the floor), talked about the school taxes, and stated that there is a group actively doing letters to the board of education.

Tim: New business: Solitude will continue to do the maintenance on the ponds. They will be adding minnows and add more pond plants. Cliff Short is back doing our common areas. He kept his rate the same as before. He is now certified and will be doing the fertilization again.

Questions & Answers: Someone asked about the pond plants. Tim stated that he have only done a small portion of the pond. Doing the plants is a phased process. DNREC inspects our ponds. If the ponds are not functioning properly, they will notify us. We are starting with the perimeter of the pond first. We are looking to improve it and the looks of it. We are staying within our budget for the plantings.

Someone asked who takes care of the street lights. Tim answered that they need to contact the city.

Another homeowner asked if anyone has a water softener. Anne Villalobos answered the questions concerning the water softener.

Someone suggested to use bungee cords to keep the garbage cans closed.

Tim: He asked if we have a motion to accept the 2017 budget. The budget was approved.

Meeting adjourned at 7:50 P.M.