

## Orchard Hill Homeowners Association Meeting - January 18, 2012

The meeting was held at the Milford Public Library. The meeting was called to order at 7:00 PM by the President of the Board of Directors, Peggy Reilly. Present from the Board were Connie Roberts, Lou Waldorf, Gig Forbes, Camille Croteau and Jim Ernsberger, the newest member. Bob Hampton was absent.

Attendees at the meeting represented 21 homes with 49 proxies.

Peggy welcomed the homeowners and introduced the members of the Board of Directors. She mentioned that this is the first time there was a full Board.

Peggy welcomed new families to Orchard Hill that were also in attendance:

- Donna & Lynn Baker
- Dan, Judy and Kevin Smith

Minutes from the HOA meeting of June 29, 2011 were approved.

Report from the President: Peggy Reilly

-Reminder: All pet owners should pick up after their dogs and they need to be on a lease.

-Monitor foreclosed homes for upkeep and report them to the city if in violation.

-Two vandalism incidents have occurred:

- Front lights by main entrance were broken again and are no longer operable and beyond repair. We need to get an electrician to look at them. Not budgeted but we'll find a way to pay for it.
- East Green Lane Golf Ball mailbox had a bottle bomb put into it again on Saturday night.

-Peg mentioned: "If you see something say something" –it is all our responsibility as homeowners. Call the police if you think something does not look right.

-Our irrigation system is shut down for the winter.

-The issue of the circle being made one way was brought to the city manager again and it will remain a 2 way since it was built wide enough. We have a letter from city on file stating this. Everyone should just be careful while driving around it.

-Homeowners Association fees were due the end of January.

-We had mentioned at the last meeting about doing an Internal Audit and it was completed by volunteers from the community: Diane Richardson, Bob Brickley and Nancy Martin. They signed off and approved it.

-Peggy thanked Gus Croll, the Developer, for the upkeep and grass cutting of the 37 empty lots.

-Our website will be getting an update and will post the January and June meetings. The Board meets monthly to address any problems in Orchard Hill.

-Peggy stated that Bob Hampton reported that Short Lawn Services will do work again for 2012 at the same price as 2011.

Gig Forbes reported on the Architectural Committee :

- If there are any outside changes to your property, you need to send a request to PO Box 353 or via email to the committee for approval. There are 6 members on the committee and they could use more volunteers.

- The committee has recently approved railings, screen porches and decks. An outside shower was turned down due to its position on the property.
- An outside generator request needs more information, waiting for a response from the owner

Report from the Treasurer: Lou Waldorf

- Lou thanked the members of the audit for giving up their time on 3 Saturdays to do it.
- We went from just balancing the checkbook to setting up a trial balance and an accounting method of recording HOA collections and expenses. We are now ready for any outside audit.
- Collections for 2011- all delinquencies have been completed and 4 liens were placed on properties. When they sell, we will collect. We had a 97% collections rate for 2011. For 2012 we have 131 properties paid = (\$21,505.00). 46 are still unpaid which is a 74% collection rate. Last year at this time it was 71%.
- The Checkbook balance is \$24,834.15. The Pond Fund amount is \$30,000.00, for a total of \$54,834.15.
- We set up an 18 month CD at .055% for the \$30,000.00 Pond Fund. It is fairly liquid for use when needed. In this way we can grow the Fund.
- The proposed budget was sent in the mail for this meeting with just a few increases over last year.

Vote for the budget was passed.

General Discussion:

-A homeowner had hard boiled eggs thrown at a vehicle in their driveway and dented the hood. The egg also ate away the paint. Another homeowner had a family member's car in the driveway vandalized. Peggy stated that the police do patrol the area at night and to please keep your garage doors and vehicles locked.

-The question was asked concerning the recommencement of building in the development. Peggy stated that Lacrosse does have three construction sites in Delaware but not in Orchard Hill. According to the developer, they 2 to 3 years left on their contract to build so we won't see activity until then or if the housing market picks up.

Peggy Reilly thanked everyone for coming again and closed the meeting at 7:24 p.m.

Notification will be sent when the next meeting is scheduled.

Submitted by:

Connie Roberts  
Secretary for the Board