

Orchard Hill HOA Community Meeting
March 26, 2014

Peg Reilly called the meeting to order at 7:00 PM. She asked Jessica from DENREC to come up and speak in regards to our ponds.

Jessica runs the storm water management program. She does the state regulations. She stated that the water is directed to storm drains to prevent any flooding. Jessica said that the storage drains in Orchard Hill are in very good working conditions. They are functioning the way they were designed to do. She also stated that our storage drains are well maintained. She informed us that buffers are needed to reduce erosion. This includes tall grass and plants around the top part of the ponds. Orchard Hill drains, go into wetlands that are directed towards the golf course. As of now, Jessica feels that it could be years before we have any large problems. Orchard Hill did have a problem with one of the drain pipes but that was repaired already. The back pond at Orchard Hill has a liner in it. If anything were to go wrong with the ponds, it could be quite costly.

Solitude, our pond maintenance, found some erosion that will cost approximately \$1,300. This will come out of the pond fund. They will also repair the buffer zone. We are having a large problem with the geese.

Bob Hampton suggested that the board notify the neighbors by the ponds about the buffer zone, which includes taller grass and plants. Peg agreed.

Next Peg asked for approval of the minutes from the last meeting. Bob Hampton made a motion to approve the minutes and Donna Ernsberger seconded it.

Peggy stated that Golf Links, who takes care of our irrigation system, has been off for the winter. She stated that we did have a rain sensor installed. Peg informed everyone that Croll would bring in another builder if LaCrosse does not come back. The builder would still have to submit any plans to our architectural committee for approval. The circle was seeded and fertilized by Cliff Short.

Peggy informed everyone that we need two members to join the board. If anyone is interested please notify any board member.

The Arch. Committee had a driveway extension approved, and also one denied. The denied one will have to be resubmitted. The Arch. Committee is also looking for volunteers. If interested please contact any board member or the Arch. Committee. Three new homeowners attended the meeting. We do have a web site that tells you about the meetings. The board meets once a month to go over any issues. Peg turned the meeting over to Lou Waldorf, the treasurer.

Lou went over the budget. There was an increase in the ground maintenance. This is due to the fertilizer and seeding. This is needed to make the grass greener and nicer to look at. Gig Forbes approved the budget and Bill Croteau seconded it. Our checking account is \$24,926.77 and the pond fund is \$40,321.53. Lou has collected \$28,311.94 in dues. There are 170 homeowners, and out of that only 9 are unpaid. This gives us a 95% collection rate. The unpaid amount is \$1485.00. Legal notices have been sent out

to the non-payers to advise them that legal action will be taken if we do not receive payment. Lou stated that our home turnover is great. We seem to get new buyers in very quickly. Deborah Weeks, from the floor, stated that even tho Cliff Short does a good job with the lawn, we should get other bids. Peggy informed everyone that we do get three bids.

Peggy called Brian Shupe, who represents ward one, up to the microphone. He informed everyone that DelDot is still working on the bridge by Wilkins and should be done in the spring. Brian is working with HOAS to help with foreclosure problems. Milford is doing patch work on the pot holes right now. When the weather warms up, it will be repaired. Milford's snow removal crew has been on top of everything. The water tower has about 2,500 valves that need to be exercised periodically. There are not enough employees to do this, so Milford hired an outside company to perform this job. There was an account for a new water tower. The money was about \$1.8 million. This money will help to save on increases of taxes. No referendum will be needed. Lynn Baker, from the floor, asked about the new police station. Brian said we must look at the police station problem. Milford has a deposit on land for a new police station, \$50,000. He thinks there will be a referendum for this. He also understands our concerns about the electric bills. Peggy thanked Brian for coming.

Peggy asked if there were any questions from the floor. Deborah Weeks and Rob Wolhar asked questions about the empty lots next to Rob Wolhar in regards to the water problems. Brian Shupe listened to Rob Wohler's concerns and will see what he can do. Courtney Trivits, from the floor, spoke about the circle, and would like to see a playground put there for the children of our community. Peg said we could look into it.

Peg called the meeting to an end at 7:58 PM.