

**Orchard Hill Homeowners Community Meeting**  
**March 19, 2015**

**Attended:** Peggy Reilly, Tim Metzner, Lou Waldorf, Robert Brickley, Camille Croteau

**Peggy:** She called the meeting to order at 6:30 P.M. She stated the reason we were starting at 6:30 was so we would have more time for questions at the end. She asked if there were any new members. Gary Cripps and Joseph Raspberry were new to the meeting. She asked if there were any questions about the minutes from the September 2014 meeting. Minutes were approved as were. From the last meeting: A one way in the circle cannot be enforced per the city of Milford. As for sidewalks, the HOA would not pay for the expense of the sidewalks. The sidewalks would be paid by all the members through a special assessment that must be voted on by all of the property owners. The vote would have to be 66 & 2/3% of the current owners (180). The property owners would be responsible for the maintenance. Since we last met, Solitude has treated some spots on the ponds for woody stem vegetation in and around the basin. Solitude will be installing pond plants around the front pond in the spring. The irrigation system was shut down for winter. Cliff Short is continuing the lawn maintenance. He has been working on killing the weeds and greening the circle. Welcome letters have been sent to all new homeowners in the community. She asked if anyone would be interested in joining the board since some will be leaving in October. If so, please see her after the meeting. The architectural committee has approved a back yard deck, a zen garden and a rear basement walkout.

**Lou:** The checking account balance is \$25,978.67. The CD pond fund is \$43,714.59. The collections as of 3/19/2015 were \$28,637.46. Our goal is \$29,700. There are six properties that are unpaid and letters went out on 3/18/2015. A seventh non-payer has declared bankruptcy. Out of 180 properties, 173 have paid, giving us a 96%. The budget does not have many changes. It has very similar numbers compared to last year. Our books need a self-audit. We need three volunteers to self-audit the HOA books. The last audit was done in 2012. Bill Roberts and Nancy Martin volunteered. Lou will call Diane Richardson, since she helped the last time.

**Peggy:** Were there any questions about the budget that everyone received? She asked for it to be approved. Bill Croteau approved and Bill Roberts seconded it. Kroll has stated that he will be selling the lots individually. The lots are listed with Masten Realty with no builder tie-in. You can view the prices on their website. Masten has been informed of our covenants. All the new property owners will be informed about paying the HOA dues. There will be an Architectural review required for all new homes built. Lou has been in touch with our lawyer in regards to this and we are covered. If at any time, we want to make changes to the covenants, we need 75% of the community to vote. Are there any questions from the floor? Lisette Gilbert asked if the realtor signs at the front entrance can be removed. Someone asked about the light at the entrance. It was not working. Peg told them to contact the city of Milford electric department. Gig Forbes asked if an assessment would be needed in regards to the sidewalk. Peggy told him that it has not been voted on at this time, so no assessment as of now. Reminder that the web sit is updated with all new information. The site is <http://orchardhillhoa.org>. The HOA

board has monthly meetings to ensure financial stability.

Meeting adjourned at 6:55 P.M.