

Orchard Hill Home Owners Association
Meeting
September 8, 2009

Meeting called to order at 7:05 pm by the Vice President of the Board, Bob Hampton. Present for the Board was Bob Hampton, Frank Kaleyias and Lou Waldorf. Janice Hall was a late arrival.

The following items were discussed:

- Bob Hampton reviewed what has been done in the Community since the last meeting. This included:
 - Improvements to the front entrance and the circle
 - Planting of aquatic plants in the front pond
 - Removal of the dirt pile and construction trailer
 - Need to call the City of Milford for violations
 - Sale of one of the foreclosed homes on Iroquois
 - Involvement with the new HOA subcommittee chaired by Councilman Michael Spillane. It was noted that Orchard Hill has the lowest annual HOA assessment.
- The minutes from the previous meeting of January 20, 2009 were approved and accepted.
- Elections for the Board were addressed and nominations were requested. A motion was made to keep the board as it sits right now. A second was achieved and the vote was unanimous.
- Frank Kaleyias gave the Treasurer's report. He reviewed the budget in detail covering the credits, debits, expenditures and the balance. There will be no raise in the assessment for next year.
- A civil action has begun against those who were in arrears on their annual assessment and a criminal charge was placed for a bad check that was received.
- Architectural Committee Update -Ken Fearn (Chairman)
 - A number of fences plus some patios and walkways were approved by the committee.
 - One request was denied because of the way the house is situated on the lot.
 - When submitting to the Architectural Committee the following will make the submission easier for the committee to review:
 - What are the materials being used.
 - Description of what is being done.
 - Attach a phone number with the address
 - Type of pavers and colors if applicable
 - Size of deck and/or patios

- Beautification Committee (Bob Hampton)
 - Improvements to the front entrance and the circle
 - Planting of aquatic plants in the front pond
 - Removal of the dirt pile and construction trailer

- Rules Committee- No Report

- Open Discussion
 - Suggestion that a well be considered to be drilled for the irrigation system.
 - Concern about the street lighting in the development
 - Suggestion that an East-west sign at the intersection of Pond Drive and Green Lane be placed.
 - Suggestion to start a Neighborhood watch
 - A need for some kind of aeration system in the rear pond
 - A larger stop sign at the corner of Pond Drive and Green Lane
 - The aggressive growth of weeds between the streets and the curbing
 - The availability by most homeowners insurance companies to offer a rider to their policy to cover the individual home owner against liabilities in connection the common grounds.
 - A suggestion to post the address of the meeting place with notices going forward.

The meeting was adjourned at 8:20 pm. A notification will go out when the next meeting is scheduled.

Submitted by:

(based on notes received from the Board)
 Peggy Reilly