

Minutes of the Orchard Down Board Meeting February 16th 2022

The January Board meeting came to order at 7:22 pm on February 16th, 2022 in the Timberhill Athletic Club conference room. Board members Michael Freitag, Samantha Hirsch, Rob Upson, and Chris Russo were present. Adrienne Guy did not attend. Jason Peter of Willamette Community Management was present.

After welcomes, no requests for additional agenda items were brought by owners or Board members.

The Board APPROVED the minutes from the December 2021 Board meeting.

Update on action items from the January meeting:

- Newsletter was sent out.
- Landscaping contract was finalized and sent to A&H landscape for signature.
- Contract with WCM was signed.

The Board was provided recent ODHA financial reports.

The Board APPROVED the 2022 budget and forwarded it to WCM.

The Board finished discussion on the landscaping contract, which was sent to Alfonso Saveedra (A&H Landscape) for signature.

The Board discussed the Architectural Guidelines and the fee schedule. Current guidelines state that the architectural committee can reach decisions quickly without Board approval when time is of the essence. The Board agreed that this would be the preferable way to approve painting, roofing, and fence requests by owners. The architectural committee will report on these approvals at the next full Board meeting.

The Board discussed proper action to be taken when PODS or similar structures are parked long-term in driveways. Most likely action will be warning letters with appropriate 30-day time span to correct the defect, and daily fines after that period for continuing infractions as per the fee schedule.

Points of information:

None.

The meeting was adjourned at 8:05 pm.

Preliminary agenda for March 2022:

1. Welcome and items from the floor
2. Approve the minutes from February
3. Final discussion and additions to architectural guidelines
4. Discussion of emergency preparedness