

**Orchard Down Annual Meeting
September 16th 2020 and
November 18th, 2020 - Corvallis, OR**

The original annual meeting was scheduled for September 16th, 2020 at 7pm. Due to dense smoke from local wildfires and poor air quality the meeting was cancelled. Owners Dave Welter, Astrid DeAngelis, Michael Freitag, and Andrea Foster were present, and discussed some items on the agenda for about 30 minutes and tabled the rest, deciding they wanted to move the annual meeting and wait and discuss other agenda items with other owners present (see minutes of September Board Meeting online).

The Annual Meeting of the Orchard Down Board of Directors meeting came to order at 7:00 pm on a telephone conference call on November 18th, 2020. Board members Dave Welter, Astrid DeAngelis, Michael Freitag, Jon Nicoletto, and Jan Christison were present. Kurt Powell of Willamette Community Management was present. Members Adrienne Guy, Lorraine Graham, Dave Welter, Michael Freitag, Jan Christison, Astrid DeAngelis, and Jon Nicoletto were present. A quorum of owners was present.

The Board discussed the current budget, reserve study, and current income and expenses for the year. The Board summarized the accomplishments of 2020.

Adrienne Guy nominated herself to the Board of Directors. The membership **ADOPTED** a motion to elect Adrienne Guy to replace the position vacated by Dave Welter.

The membership **ADOPTED** the meeting minutes from 2019.

Adrienne shared her interest in gardening and plantings in the HOA common area.

The Board meeting adjourned at 7:31 pm.

**Orchard Down Board Meeting
November 18th, 2020 - Corvallis, OR**

The Orchard Down Board of Directors meeting came to order at 7:31 pm on the telephone conference call. Board members Adrienne Guy, Astrid DeAngelis, Michael Freitag, Jon Nicoletto, and Jan Christison were present. Kurt Powell of Willamette Community Management was present. Owners Lorraine Graham and Dave Welter were present.

Noise Abatement/Landscape Quotes: The Board **ADOPTED** a motion to gather quotes for landscaping at the association from three or four vendors for the scope of work at Orchard Down and for not using leaf blowers in the common areas. The Board discussed various strategies for reducing noise in the community.

Yard Maintenance: The Board members discussed the yard maintenance of the owners in the association and discussed ideas to communicate with the owners present to encourage them to keep their properties looking well kept.

Parking: The Board discussed ideas of notifying residents in Orchard Down to encourage the owners to use garages and driveways for parking of vehicles. The purpose is to lower the number of vehicles parked on the street, especially on garbage collection days.

Animal Control - dogs barking: The issue of dogs barking is resolved for now as animals in the community are generally kept inside. The Board will revisit the issue in the spring of 2021.

Trash Cans: The Board discussed the idea of bringing garbage cans out to the street earlier in the winter than 6 pm, and a presumed requirement to keep them out of sight on non-garbage days. Kurtt Powell suggested that there is no language in the CC&R that regulates garbage cans. Michael Freitag volunteered to follow up on this point.

The Board **ADOPTED** the minutes from September and October 2020.

The meeting adjourned at 8:23 pm.