

## Minutes of the Orchard Down Board Meeting January 27th 2021

*Note: The January meeting of the Orchard Down Board of Directors was originally scheduled for January 20, 2021, but needed to be rescheduled. To ensure that Owners were heard, Board member Freitag was available at the originally scheduled time via the advertised phone number. No owners called in.*

The re-scheduled January meeting came to order at 7:03 pm on January 27th via telephone conference call. Board members Astrid DeAngelis, Michael Freitag, Adrienne Guy, and Jon Nicoletto were present. Kurt Powell and Joh Eick of Willamette Community Management were present. No owners other than the Board members were present.

No requests for additional agenda items were brought by owners.

The Board **ADOPTED** the minutes from the December 2020 meeting (posted on the ODHA webpages).

### **Action items from December meeting:**

- The Board had tabled further discussions on awarding updated landscaping contracts because the scope of the contract needs to be changed.
- **Action taken:** Freitag sent a pdf with proposed changes before the January meeting.

The Board next discussed encroachment issues and decided to carry out an audit based on current County maps and satellite photography from 2020. Freitag volunteered to start the audit by examining four legacy cases that remain not resolved since 2008. Consensus was that ODHA should continue enforcement of its property rights to owners who encroach on ODHA land.

Kurt Powell informed the Board on changes in re-imbusement of title fees. In previous years, WCM has not charged for the service but now it does. Thus, since 2020 this has been a revenue-neutral activity for ODHA when before it generated \$60/title transfer for ODHA. There was discussion on increasing the title fee for new owners, as other HOAs have done, but no action was taken.

There was a general discussion on increasing ODHA assessment from currently \$150 per annum to a higher amount that is more coupled to general price increases. After lively discussion, and the finding that ODHA is on solid financial footing no action was taken.

The Board discussed an updated draft of a new landscape contract, based on the pdf Freitag provided. No action was taken.

### **Action items from January meeting:**

- Complete an audit of property line encroachment of properties on Spurry and Bittersweet Place (Freitag)
- Draft letter to Owners of properties with encroachment issues (Freitag)
- Circulate plans or ideas for landscaping of the island between Arrowood and Sitka Place (Adrienne)
- Continue to annotate the old landscape contract in terms of scope and frequency of activities to be carried out by landscapers (all Board members)
- Schedule remaining meetings for 2021 (Kurt Powell)
- Branches from path behind east Thistle Place should be removed by landscapers (Kurt)

**Announcements and items not on the agenda**

- There is still no news on the survey of the bridge across the creek behind Jon's house. This must be completed soon.

The meeting was adjourned ~8:45 pm.

**Potential agenda items for February meeting:**

1. Agenda items brought by owners
2. adopt minutes of January meeting
3. continue with encroachment issues
4. continue with discussion of landscape contract
5. discuss ideas for traffic island between Arrowood and Sitka
6. discuss issues related to community mailboxes