

## Minutes of the Orchard Down Board Meeting April 21st 2021

The February Board meeting came to order at 7:06pm on April 21st via Zoom/telephone conference call. Board members Astrid DeAngelis, Michael Freitag, Adrienne Guy, and Jon Nicoletto were present. Kurt Powell and Jon 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 March 2021 meeting (posted on the ODHA webpages).

### **Action items from the April meeting:**

- Address encroachment issues by drafting letters (Michael). **No action taken.**
- Continue to annotate the old landscape contract in terms of scope and frequency of activities to be carried out by landscapers (all Board members). **Not everybody commented.**
- Post document retention policy on the ODHA webpage (Kurt). **Done.**
- Set date for annual meeting. **Done.**
- Draft Newsletter to accompany invitation to annual meeting and dues notice. **Done.**

The Board was provided recent ODHA financial reports. There was no discussion about specific items.

The Board discussed tree removal near Tillicum place in the greenspace. Limbwalker was called. No estimate has been received yet.

The Board **APPROVED** replacing a fence at 4133 Arrowood, and **APPROVED** addition of a new fence on the property lines at 4182 Jasmine.

The Board **APPROVED** access to the common greenspace for tree removal at 4162 Tamarack.

The Board discussed encroachment issues. One issue, at 4193 Bittersweet Place, has been resolved. The remaining two owners will be sent an updated letter in the near future (to be drafted by Michael).

The Board discussed progress of new and improved landscaping of the traffic island between Arrowood and Sitka Place. The Board **APPROVED** the removal of the aged juniper bushes (fire hazard and blocking views for neighbors merging into Arrowood traffic) and the purchase of appropriate, mostly native, plants for replanting in fall.

### **Remaining action items from April meeting:**

- Address encroachment issues by drafting updated letters (Michael)
- Continue to annotate the old landscape contract in terms of scope and frequency of activities to be carried out by landscapers (all Board members)
- Provide a summary of HOA landscaping items per walk of Adrienne and Michael (for May "Walk through the Neighborhood")
- Post minutes of January and March 2021 Board meetings and document retention policy on the ODHA webpage (Kurt)

The meeting was adjourned ~8:11pm.