

ORCHARD DOWN HOMEOWNER'S ASSOCIATION (ODHA)

ODHA, P.O. Box 10, Corvallis, OR 97339

MINUTES OF THE ANNUAL OWNER MEETING (Draft)

The Annual Meeting of property owners in the Orchard Down Homeowner's Association was convened on July 21st, 2021 at 7:00 pm in the Common Area Tract E (grassy area) near 4150 Tamarack. The following owners were present: Jan Christison, Astrid DeAngelis, Andrea and Greg Foster, Michael Freitag, Mary Gornik, Lorraine Graham, Meryl Miasek and Richard Griffin, Adrienne Guy, Darryl Lai, Susan Maier, Kim Powell, Marc Rosegold, Chris Russo, and Dave Welter. Jon Eick from WCM was present. In addition, six proxies were received to vote to hold a meeting. There were sufficient owners present to hold an annual meeting. The meeting was called to order at 7:08 pm.

The agenda was read, and additional agenda items collected from the owners present were added to the August Board meeting agenda or discussed briefly immediately; these items are mentioned in the August Board meeting minutes.

The owners present APPROVED the minutes from the 2020 annual owner meeting.

Adrienne Guy presented a summary of ODHA Board activities from 2020/21. These included:

- addressing landscaping issues (tree and shrub maintenance or removal);
- enforcing and discussing architecture guidelines (encroachment by improperly placed fences on ODHA common areas; approval of new fences, new roofs, house painting);
- survey of common space as necessary (bridge on common path behind west arm of Thistle);
- review and analyses of financial reports and budgets, including discussions about more appropriate levels of annual assessments ("dues");
- approval of an updated and formalized document retention policy as suggested by WCM to stay compliant with Oregon law;
- updating ODHA minutes and other Board business on the ODHA webpages;
- discussion of various "good neighbor" practices (noise abatement, trash cans, parking issues);

Michael Freitag led the discussion on the current budget and long-term financial situation. The Board tried to present a realistic outlook for the next few years to allow for long-term planning, and suggested that the current assessment levels do not allow for proactive management. There was much discussion on how to manage landscaping and general common space maintenance in the future. The general, if not universal, agreement of the owners present was that assessments need to increase to maintain livability of the neighborhood.

A MOTION was proposed and seconded to increase annual assessments starting in 2022 by 10% for three years to allow for better proactive management of landscaping and upkeep of common spaces; this would increase the current assessment of \$150 per annum to \$165 per annum in 2022, to \$181.50 per annum in 2023, and to \$200 per annum in 2024.

This motion was discussed at great length. Mostly comments were in favor of the motion, especially regarding the gradual increase, and predictability of the increase, the necessity to raise dues after decades of not doing so while prices in general have increased, and the idea that the overall look of the neighborhood is no longer pleasing. Increasing the dues was thought to allow for a better landscaping contract. One concern raised was that even a gradual and comparatively minor increase may still be too difficult to bear by folks on fixed incomes.

After thorough discussion the MOTION as stated above was APPROVED by the owners present.

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Adrienne Guy and Michael Freitag informed owners of efforts to organizing a "Neighborhood Association" for the eastern part of the Timberhill area. Such an association would have better standing with the City of Corvallis in case of emergency, i.e., the City does not deal with neighborhoods as small as one HOA but uses Neighborhood Associations as their contact partners for emergency planning. These organizational efforts are ongoing, and owners are encouraged to contact Adrienne or Michael for information or if they wish to participate.

The owners present re-elected the current Board members, Astrid DeAngelis, Adrienne Guy, and Michael Freitag, and newly elected Chris Russo and Samantha Hirsch to the 2021/22 Board. The newly elected Board held their July board meeting immediately following the election.

MINUTES OF THE JULY ODHA BOARD MEETING

The Board met immediately following the ODHA Annual Owner Meeting. Owners present were Astrid DeAngelis, Michael Freitag, Adrienne Guy, Chris Russo, and Dave Welter. Jon Eick from WCM was present.

The Board elected Adrienne Guy as President, Chris Russo as Treasurer, and Michael Freitag as Secretary.

The Board discussed various landscaping issues that owners had brought to their attention at the beginning of the annual meeting, for example issues with sewer maintenance (this is the City's job, though many owners have to jump in and do this job, especially during heavy rains), and ill-kept properties (usually owners are reminded by letter from the Board that better maintenance is required).

The Board plans to address the following issues in the next few months, with focus on one item per Board meeting:

- reserve study (required by Oregon law, conducted by WCM and the Board) – August/September;
- budget planning for 2022 – September, goal to have a realistic budget by January;
- updating the landscaping contract and collect bids for a new contract – October;
- emergency preparedness – November;
- review of architectural guidelines and encroachment issues – December.

The meeting was adjourned at 8:32 pm.