

## ORCHARDS OF LYON HOMEOWNER ASSOCIATION BOARD MEETING

November 1<sup>st</sup>, 2011 – 7 pm Firehouse

Attendees: Kara Walker, Jen McPherson, Jeff Rockwell, Derek Eng, Matt Zabiega (via phone for snow bid discussion)

### Resident Forum & Open Discussion for Residents:

Cider Mill Dr – no one with issues

Carmel – no one with issues

Orchards Lane – no one present at meeting

Dakota Dr – None pressing - Bill Bloxxum proposed we contact Pendleton Park about children playing in the fields behind Phase 1 – Stacey (Compass) to contact apartment about our “no trespassing signs” and make aware to them of children playing around fields possibly near coyotes – Stacey also to send letter to all homeowners regarding this topic with the coupon books.

Grispen – no one present at meeting

### Committees:

Social – Jen to send out flyers detailing Progressive Party and Pink Flamingo’s also Jen would like to set-up a “turkey trot” in the neighborhood with a possible award. Notice to go out to homeowners in mail slots as well as updates on social directory

Landscape reports – Joel Mallory wrote letter to Compass making them aware of some burnt out lights in front of sub- fixed later in the week

Pet Reports - No News

Parking Reports – no news

Board Reports – website still down – conglomeration effort between Joel and Derek; as of 11-16-11 website is now up and running per Joel Mallory

### New Business:

It was brought up from a homeowner about what the board is doing about upholding some of the bylaws she feels are not being followed and how we plan on upholding them. In particular, “what is being done about a 2-car garage that was built on the corner of Carmel & Cider Mill Dr” – believed the bylaws call for a 3-car garage to be built. Upon review of the bylaws, it was determined that there is NOT a bylaw that states a 3-car garage has to be built on a corner lot. Letter was also sent out to Mr. Healy (builder) addressing some of these concerns.

Neighborhood signs currently being stored at the home of Jeff Rockwell

Compass mailed out letter to all homeowners on October 26<sup>th</sup> about reminders from the bylaws (some of the more popular ones regarding trash cans). Most response was that most residents were unaware of the bylaws and it was suggested that we send quarterly reminders by Compass. All residents who have delinquent accounts as of Monday October 24<sup>th</sup>, 2011 were mailed second notice via UPS mail regarding past due account with association. Coupon books will be in place starting January 1<sup>st</sup>, 2012.

No trespassing signs were installed on Thursday October 27<sup>th</sup>, 2011 by Four Season Maintenance. One sign installed at each entrance, and two were placed in the common areas facing the apartments. Total was \$315.40 installed

Call regarding Installation of Trees along Roads: phone call received by Compass on a person closing on a new home within 30 days. He wanted to know when all street trees would be planted on new homes in the subdivision and wanted update from the board. A meeting was conducted that following Thursday with Chris

Doozan (Township Planner) regarding this topic as well as the General Landscaping Bond that we were told is in the ownership of the Township.

Jeff Rockwell met with Patricia Carcone, Lannie Young (Township Supervisor), and Chris Doozan (Township Planner) and a Landscaping Bond was discovered in the townships possession which we can use as “general landscaping” within our sub-division. It is still in debate on who will pay and install the trees to new home owners (if it will come from this fund OR the builder himself) but we should have an answer shortly. The estimated time frame for planting of trees and other possible landscaping is Early Spring 2012.

A new homeowner requested the idea of possible fencing in the subdivision and we gave her the suggestion to please put something in writing and if there is enough support on the board for it, we could table it and request VOTE from the homeowners (majority of 2/3 is needed to pass).

## **RESIDENTS ADJOURNED – 8pm**

### **Executive Meeting:**

- A) Attorney Matters: - letter sent to A HOMEOWNER regarding his boat storage on the driveway. Resident complied with the letter and removed the boat from the driveway. A RESIDENTS account is with the collection department and a judgment is being filed to garnish persons wages / bank account for past due collection fees & legal fees. A warning letter was also sent to another resident regarding past due association fees as well as the tenant that resides in the property. Both have also been asked to provide their contact information as well as a current lease per the bylaws.
- B) Residential Late Fee – \$35 late fee was REMOVED from a residents account as voted by the board for a big miscommunication and the resident is up to date on current dues to the association.
- C) Mr. Tony Ortiz sent an e-mail requesting to re-join the board as an active member. An e-mail was sent to all board members notifying everyone of Tony’s request and a vote was taken by the board since the request occurred on a non-voting election month. The vote was finalized 5 to 1 as a NO VOTE. Mr. Ortiz was notified by e-mail of the result.
- D) Seasonal Bids – A list of snow removal companies was supplied by Compass Management and reviewed by board members. Matt Zabiega was phoned at this time for his input as well. Current incumbent, GLB construction, was left off the bid due to miscommunication. Board member contacted GLB construction and notified him of the insurance requirements to properly submit a proposal. GLB was then added to the list and the board voted (6 – 0 ) in favor of GLB construction for the 2011 – 2012 season for snow removal.

Adjournment of meeting – 930 pm