

## ORCHARD KNOLL HOME OWNERS ASSOCIATION

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OK HOA

Minutes 8/17/16

All members present

Ray Ng – homeowner present

### **Minutes:**

The minutes from last meeting on 6-16-16 were distributed and discussed. Motion from Mark to approve, seconded by Lisa. All approved.

### **Treasurer's Report:**

Mark reported that we are in good shape financially. There are very few delinquencies. Rick suggested that we have a letter added to the new data base that would spit out a letter to the homeowner automatically when they fall more than two quarters behind. The letter would be drafted by DG and then approved by board.

### **Homeowner Issues**

Ray Ng attended the meeting to discuss the issue of trash cans and recycle bins being left out in plain view in the townhouse area. When we did the inspection, we noted several violations pertaining to this. Ray to provide a drafted rule in our "Property Upkeep Enforcement" document and Rick will send this to David Gardner for review. Once reviewed, the BOD will vote at the next meeting to adopt or not. The adopted document will be distributed at our next general membership meeting if changed.

### **ARC requests:**

There were three this month. Approval of the removal of the Schinner tree, approval of the addition of bushes at 7 Cherry Blossom Ct and more information was needed for a request at 15601 Gooseberry Ct. Rick advised that he will continue to add all old ARC applications to the data base.

### **Johnson/Magruder Annex:**

After much discussion, Diane advised that she and Dave realized that the other neighborhood's in the area were not prepared financially to move forward with any type of battle to stop the annexation. A meeting with County Council person – Sidney Kramer basically told us this was going to happen.

### **PGC application – Annexation:**

Rick will ask DG to poke around to determine if there has been any changes.

### **Mosquito Joe:**

This service was much better this year and they have completed service for the season.

**Site Inspection:**

Diane completed the inspection of the single family homes and Rick was able to print out the violation letters. Diane mailed.

**Playground:**

The playground committee has not provided any update.

**Other issues:**

Rick advised that he had a request from two residents on Pineapple Grove Drive for the HOA to clear out and clean up the trees to the rear of their property. This area, per the site plan is to remain in its natural state. In addition, this would be a costly venture for the HOA.

Diane is going to try to look for plat of Nugent property to research the fence installed there. Rick has not located an approved ARC application.

**New Business:**

- Bradford Pear Tree on Pineapple Grove was damaged during a recent storm and needs to be trimmed. Rick will ask Carlos to clean up and look at replacing it in the fall.
- Official Plat: Diane will try to determine who the land behind 12002-04 Citrus Grove Road belongs to. Rick will check the shed to determine if there is a plat in the boxes stored there.
- 2017 budget – budget was reviewed. More info will be brought at our Oct meeting to determine our '17 budget

Diane Tillery  
8-16-16