

ORCHARD KNOLLS HOMEOWNER'S ASSOCIATION, INC (HOA)

PO Box 4225, North Potomac, Maryland 20885

WWW.ORCHARDKNOLLS.ORG

Minutes – February 08, 2017

(Board Meeting)

BOARD OF DIRECTORS (BOD) - Volunteers

President	Richard Schinner (RS)	301-977-5196	evantage@com
Vice President 1	David Haas (DH)		
Vice President 2	Lisa Goodman (LG)	301-963-3807	goodgrl@veriz
Treasurer	Mark Tabar (MT)	301-318-8446	homaitabar@y
Secretary	Michelle Katon (MK)		

ARCHITECTURAL REVIEW COMMITTEE (ARC) - Volunteers

Member Lisa Goodman – present

Member George Puddington –
absent

Member Paul Hughes – absent

Rick called the meeting to order at 7:00 pm.

Minutes:

Diane read the minutes from the previous meeting – 10-19-16 Motion to approve by Lisa, Seconded by Mark– all approved.

Treasurer's Report:

Mark advised that we currently have \$4,171 in delinquencies. This includes homeowners from the first ¼ of 2017. There is currently \$24K in checking.

Rick worked on collections in order to get through FY 2016, and was able to reduce the total due from \$4,171 to \$1,108; collecting \$3,063 which was a 73% collection success. This involves 7 homes. The treasurer's report was accepted.

ARC requests:

3 Citrus Grove Court – exterior door. Given to Lisa to review and acceptance by the ARC committee.

OLD BUSINESS:

TH Trash Container Rules:

This was discussed with Ray Ng, who attended. The new rules were approved and a notice will be sent to all townhouse owners with the mailing of the General membership meeting in June.

New Budget:

The 2017 budget was approved and had been sent to ABS for their mailing with the coupon books for 2017.

Johnson and Magruder Annex –

David advised that there was currently no new information or developments with this issue.

PGC –

No new information regarding PGC

Site Visit (Walk-Thru):

In 2016, the site visit-walk through produced 83 infractions at different homes. Currently there are 22 remaining open after 3 notices were sent --18 in the TH and 4 in the SF.

ARC violation:

The owner of 12013 Citrus Grove asked to attend the meeting after receiving another violation letter from Diane regarding the extremely bright blue color of his exterior shutters. When asked about approval, the homeowner insisted it was the same color –

just a glossy version of the same color paint. When told that he would need to repaint the shutters to an approved color, the homeowner advised that "it is not in the plan but that he would be willing to do it in a few years". The Board voted to refer this matter to Dave Gardner for follow up.

Playground:

No word from the committee that formed after the 2016 annual meeting about playground improvements or requests.

Data Base Directory:

Rick was able to create a community directory for the neighborhood from the database. Diane will have 150 copies made for the Annual meeting. Hoping this might inspire a few folks to attend.

Facebook Post:

Rick posted this information on the FB link to the community. As a reminder to single family homeowners, the leaves from your trees must be removed from your property, not blown into the street or cul-de-sac circles. All street trees that are in front of your home belong to you--so do the leaves. Neither the county nor our landscaper will take your leaves. This is a good time to check your street trees and assure they are trimmed to not only allow safe passage for people on the sidewalks but also delivery trucks on the roads. If a street light is under your tree, please make certain that the sensor controlling the lights are not blocked by limbs/leaves. Also, mulching these trees will help maintain the beauty and value of our community.

HOA land:

A homeowner on Citrus Grove inquired about the HOA paying to remove two trees that are in the common area. Diane went to the County for an actual ruling on whether this was designated park area or belonged to the HOA. It is the HOA's area to maintain. There is still a question regarding one of the trees. In the spring, Rick will work with landscaper to remove trees if a problem.

Reserve Study:

Diane provided additional names of a company to do a reserve study after the approved company from 2016 fell through. Property Diagnostics will perform the service for \$1800. Rick made the motion and Mark seconded. All in favor. The contractor contacted Rick for a scope of work. Lisa made a motion that we approve funding the reserve study. Michelle seconded. – All approved.

NEW BUSINESS:

2017 Mosquito Joe contract:

Rick met with and negotiated a contract for 9 applications at \$247.50 each—which is the exact amount budgeted. Lisa made the motion, Michelle seconded. All approved this expenditure.

Light Post – Tot Lot area:

There is a light post in the tot lot area that needs to be replaced. Due to budget constraints, it was not corrected in 2016. The electrician, Jerry has already been contracted to repair in Spring, 2017.

Annual Meeting:

The annual meeting has been scheduled for 6/14/17 at 7:00 at the Quince Orchard High School – due to the library being closed for 90 days. Diane will send out the required notices to homeowners 30 days in advance. This will include a proxy to allow the board to have a quorum. Included in the notice will be the reminder of the new TH trash can rules. Items to be discussed at the meeting include:

- Financial reports
- Delinquencies
- Johnson property
- Reserve study
- Election to the board

Any other items to be added will be discussed at next meeting as well as who is up for reelection or the need to solicit new nominees.

State Farm – Law Suit:

A class action lawsuit was enacted against C&G towing company. The plaintive won and all HOAs that had vehicles towed during a certain timeframe may have been included. Because State Farm is our insurer we were notified and were required to fill out a form. Fortunately our HOA did not ask C&G to tow any vehicles during the timeframe in question we are not included in the suit.

Meeting adjourned at 8:40 pm

Diane Tillery

2-10-17

