

**DRAFT: APPROVAL AT 2021 ANNUAL MEETING MINUTES
ORCHARD MEADOWS HOMEOWNERS ASSOCIATION
2021 ANNUAL MEETING MINUTES: MAY 24, 2021**

BOARD MEMBERS PRESENT: Jim Kreutz, Elizabeth Donahue

BOARD MEMBER ABSENT: Janet Miller

HOMEOWNERS: Sign-in available at management company office

CPMG: Association Manager Lynda Reifman

Minutes taken and written by Lynda Reifman

Meeting called to order at 6:00 p.m. by Jim Kreutz.

Quorum of homeowners established through in-person attendance and proxies.

2019 Annual Meeting minutes:

NOTE: 2020 Annual Meeting cancelled due to pandemic.

A motion was made by Cathy Pomeroy, seconded by Martha Kreutz, and passed unanimously, to approve the 2019 Annual Meeting minutes as written.

State of the Association: Jim Kreutz

*Jim thanked fellow Board members Janet and Elizabeth for their service to the community.

*Appreciation also extended to Streets Committee members Dave Marshall and Bart Chadwick, Architectural Review Committee members Cathy Pomeroy, Paul Gordon and John Hirschman, Landscape Committee members Ted Pomeroy, Carol Bransfield and Dave Bransfield.

*Jim has established a working relationship with Harriet LeMair, director of the Highline Conservancy, which now has its office in the former Denver Water Board building immediately north of the Association.

*Jim negotiated with SEMSWA for the renovation of the drainage pan that runs along the Association's north boundary. This was a \$100,000.00 project completed at no cost to the Association. The Association will continue to keep the pan clear.

*Street replacement is the major capital project facing the Association. The Streets Committee will seek proposals for this project.

*The Association's financial position as of April 30, 2021, is as follows: \$18,559.39 in the operating account, \$81,046.02 in the reserve account and \$150,219.61 invested in a Certificate of Deposit at CIT Bank. Monthly transfers of \$2,750.00 are continuing from operating to the reserve. All homeowners are current in monthly assessments.

2

*The Board has directed Association Manager Lynda Reifman to obtain bids for grounds maintenance and snow management for the 2022 season.

*Jim encouraged homeowners and their visitors to use common sense when parking on the Association's streets. The streets are narrow with no sidewalks making walking through the community a challenge. He also asked drivers to observe the posted 15 miles per hour speed limit.

Board Member Election:

The current Board members volunteered for re-election.

No other nominations were received.

A motion was made by Dick Schulte, seconded by Ted Pomeroy, and passed unanimously, to re-elect Jim Kreutz, Janet Miller and Elizabeth Donahue by acclamation.

Homeowner Topics:

*Solar panel placement and short-term leasing were brought up by Bob Backus.

*Trash and recycling container replacement by Waste Connections was discussed. Lynda will coordinate with Waste Connections and interested homeowners.

*Many homeowners expressed dissatisfaction with the performance and level of service provided by the grounds maintenance/snow management contractor.

Adjournment: 7:30 p.m.