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Board Member Election:

Francis Ricci's term concludes at this Annual Meeting.

A motion was made by Steve Keul, seconded by Richard McManus, and passed unanimously, to nominate and elect by acclamation Norm Close.

John Hirshman will serve as President until the 2016 Annual Meeting.

Adjournment: 8:10 p.m.

## Board Report on the State of the HOA

I'd like to start our meeting with a report on the state of our HOA.

I'm pleased to report that our association is strong, particularly financially, with 2 major projects (Street Repair and Landscape Refurbishing) both completed within budget during 2014, so we expect to have no need to raise monthly dues for this year.

Specifically, regarding Streets, in 2014 we spent \$31,000 on replacement of significant portions of the SW common driveway, replacement and repairs of damaged gutter pans, bridge repairs and asphalt crack repair including application of a sealant for added long-term protection.

As part of our street project, we developed 3 new policies to significantly extend the longevity of our concrete pans:

# 1 – We informed Marcan to change their ice-melt mixture formula from salt and gravel to magnesium chloride and gravel.

#2 – We also informed Marcan to discontinue chipping and chopping ice in the pans to mitigate damage to the pans.

#3 – We advised our garbage collection company to no longer drive on the SW common driveway in an effort to prevent premature damage to the concrete. (You may be surprised to know that a single garbage truck can weigh the equivalent of 7-8 cars.)

All 3 new policies should minimize concrete degradation significantly.

So...what's in store for Streets in the future?

For 2015 we expect our needs to be limited to:

--- only \$2,000 for asphalt crack-fill but with no sealant required and...

--- we anticipate that no concrete repairs or replacement will be needed for 3 years (until 2018).

After 3 years we will need \$20,000 for concrete repairs and replacement for the SW and South common driveways and South entrance area. We can accumulate that amount with an annual contribution of \$7,000 for 3 years. We already have isolated the first \$7,000 installment in a separate special Streets Reserve Fund.

Really long-term, in 7 – 10 years, we will need approximately \$100,000 non-inflated to mill-down and remove 1 – 2 inches of asphalt on all streets and replace the asphalt. Since this is a considerable sum, we will move \$10,000 each year for 10 years to the aforementioned special Streets Reserve Fund. Our goal is to avoid a special assessment and not to co-mingle street repair dollars with the General Reserve to ensure that the money is there when we need it.

## Landscape Program

Landscape refurbishing was our 2<sup>nd</sup> major effort for 2014 and our Landscape Committee was productive and thorough and also within their budget of \$12,000. 2014 activities concentrated on significant tree and shrub work as well as new plantings.

Plans for 2015 will build on this success with the selection of Arborscape as our tree service. Already they have trimmed over 20 trees on Orchard Road as well as many shrubs, bushes and trees in our common areas and will implement a comprehensive spray program for common areas in the community.

## Summary

In summary, we have had significant successes in 2014 and have specific plans in place to carry those successes through 2015 and into the future.

## Financial Report

Francis will now give us a Financial Report.

At this time I'd like to recognize the significant contributions that our Committees have made to the betterment of our community this past year. Without them our success would not have been possible.

--- Streets – Dave Marshall and Bart Chadwick

--- Landscape – Ted Pomeroy, Mike Bloom, John Reiter and Sue Leister (who recently joined the committee) and Bob Backus, an ad hoc contributor

--- Architectural Review – Dick Wisott, John Hermon and Paul Gordon

--- Garage Sale – Jane Brown

At this time, I'd like to invite short committee reports:

-- Dave Marshall – Streets

-- Mike Bloom – Landscape

-- Architectural Review had a very routine year and has no formal report but would like to remind homeowners that any proposed change to the exterior of a home requires a completed application sent to our property management company who will forward it to our committee for review.

--- Jane Brown – 2015 Garage Sale plans

## Other Business

--- Voles -- John Hirshman ( By the way, John will serve as Board President for the next 12 months.)

--- Condition of the brick wall -- Dave Marshall

Board Member Election -- Norm Close is nominated to replace Francis Ricci as our 3<sup>rd</sup> member. (READ NORM'S BIO)

## Homeowners Forum

Your opportunity to make suggestions and ask questions

## ADJOURNMENT

## **Progress Report: Landscape Committee**

### **Orchard Meadows Homeowners Association**

**April 2015**

#### **Accomplishments (2014, early 2015):**

Added Sue Leister to committee

Revised Marcan contract to delete shrub and tree care and add Virginia Creeper maintenance and additional routine maintenance items

Completed the major tree and shrub project—all rejuvenation pruning done, trees are in good condition and health, appearance greatly improved

Contracted with Arborscape to provide tree and shrub pruning, maintenance and spraying program

Planted new Serviceberry tree, three Red-twig dogwoods, and grasses inside wall at entry from Colorado

Replaced two Honey Locusts on island at Orchard entry (original locusts were dying, probably not planted properly)

Continued to work with Marcan to follow up and assure quality

Repaired driveway bed on Bellaire Way common drive (in front of 2 homes)

Slight improvement in Virginia Creeper training up wall

Initiated blast email notice to homeowners when spraying is scheduled; clarified scope of spraying (Common areas only) and appropriate schedule

#### **Planned Next Steps (2015-2016):**

Selective planting of trees, shrubs, grasses and perennials, especially along outside and inside of Colorado Wall

Remove Juniper mass outside Colorado Wall; replace with appropriate shrubs

Make serious progress on Virginia Creeper

Monitor trees, continue maintenance

Create written standards, plant inventory, and vendor list