

ORCHARD LAKE

2022 ANNUAL HOMEOWNER MEETING Minutes

Meeting Date: Thursday, February 17, 2022

Meeting Time: 7:00 – 8:00 PM

PMI Website: pmi.cincwebaxis.com/OrchardLake

- CALL TO ORDER by Stephanie Fain
- INTRO OF BOARD / WELCOME – Mike Britt welcomed everyone and thanked the current board for their service. He will not be running for re-election but has enjoyed his time on the board.
- FINANCIALS – Megan

As you all know financials went out with annual newsletter. As I am sure you are aware that most all service charges have increased. We worked really hard and reviewed and renegotiated our contracts to keep our dues the same with no increase this year.
- YEAR 2021 ACCOMPLISHMENTS -Stephanie Fain
 - Clubhouse painted
 - Pool gate updated with fob access
 - New pool pump
 - Further development of erosion completed
 - Removed and replanted plants and trees in entrance area
 - Purchased new Wreaths for entrance
 - Detention pond was serviced
- YEAR 2022 ACTION ITEMS -
 - Reserve Study Items:
 - Entry Monuments and Signs - Maintain
 - Common & Amenity Area Landscaping – Upgrade
 - Detention Facility – Maintain
 - Gazebo Roof Shingles – Replace
 - Playground/Equipment/Gazebo - Maintain
 - Pool Deck - Repair as Needed
- ORCHARD LAKE HIGHLIGHTS / REMINDERS: (PMI)
 - Pool – Will be sending out email updates as pool season approaches
 - Safety – As we all are out and about more as spring weather nears please make sure to be aware of strange cars or unusual activity around the community.
 - Landscaping / Paint / Maintenance – As temperatures rise this is also a great time to double check your homes exterior. This includes checking for needed painting, pressure washing, lawn care task, / repair and any other

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items that made need your attention.

- ARC – Remember, any changes to the exterior of your property requires a modification request. It's always better to ask if changes meet the community standards than have to spend extra on projects that get done without approval.
- ELECTION - PMI explained the election process and ballots. They will mail out letter and ballots 2-18-2022 and will need to be sent back in via usps, email or dropped off by March 4, 2022. Only two selections can be made
- OPEN BOARD POSITION –Melissa Boyle and Phyllis Moy (there is an option for a write in)
- Clete Black ask if we were up-to-date on our reserve contributions – Megan answered that we were.
- Clete also volunteered to help with power washing pool deck.
- Eve ask for the terms to be explained and Stephanie explained the term limits that are described in our By Laws.
- ADJOURNMENT at 7:35 by Stephanie
- We remained online until 8:00 and two other residents logged on. Stephanie gave them a summary of the meeting and answered any questions.