

HOA Board Meeting Minutes

June 27th, 2019

Location: Orchard Lake Clubhouse

Board members present: Mike, Krystal, David, Dennis, & Phyllis

Board members absent: Ashley Blackwell

Call to order: 7:30 PM

Meeting Topics:

- Motion to purchase Security Camera's:
 - Motion unanimously approved by acting HOA Board members (Ashley absent).
 - **AI:** David to purchase camera system with extra cabling, to install ASAP.
- Management Company Discussion - PMI:
 - Transfer from Homestead to PMI goal is August 1st.
 - **AI:** Mike to send Mary email, and engage Kent from PMI.
- Covenants Review Discussion - proposed changes:
 - Article 7, Section 5: No Overnight street parking, eliminate garage/vehicle requirement
 - Article 7, Section 6: Trash cans allowed outside for 24hrs
 - Article 7, Section 21: Remove section as obsolete
 - Article 12, Section 19: Add Leasing restriction for small percentage or zero w/ GF clause.
 - All proposals to be discussed with PMI before requesting official vote.
- Wants Vs Needs List Review:
 - Abandoned Cars behind lot 26 to be investigated (DB to ask ShiPeng, Dennis to ask Cindy).
 - Retention Pond remains top item
 - Mailbox Covering, OPL Cul-de-sac, & Pool Key Fob Entry system also top contenders.
- Committee Formation Discussion:
 - Officers appointed to head 1 committee each and lead where applicable:
 - Safety / Security: David
 - Pool / Clubhouse: Krystal
 - Landscaping / Beautification: Ashley
 - Social / Special Events: Phyllis
 - Architectural Review (ARC): Dennis
- First Quarterly Newsletter Discussion:
 - Tentatively planned goal is for August.
 - Officers to present basic introduction and ideas for appointed committees.
 - Recently implemented improvements to be mentioned.
- Next official meeting planned for July 11th @ 7:30 PM.

Meeting adjourned: 9:00 PM