

# HOA Board Meeting Minutes

February 15, 2024

## Call to order/Roll Call @ 7:09 pm

- Board Members present: Melissa Boyle, Andrew Hinton, Phyllis Moy, Eve Simpson, Judy Williams
- Residents in attendance: None
- Motion by Eve to accept January 18, 2024, minutes. Seconded by Judy.

## Officer Reports

### 1. President: Phyllis Moy

- a. Erosion quotes
  - Quote received from Crabapple for \$3,336.63
  - Ernesto, who fixed the fence, has not submitted his quote
  - Requested Kandice to get a couple more quotes
- b. Earthen dam
  - Met with Forsyth County Department of Natural Resources rept
  - Had an inspection from a county engineer
  - Both said “front side” (aka lake side) looks great but need to work on the back side of the dam (aka house side)
  - Can clear a little at a time since not a loss of life threat downstream
  - DNR provided a list of herbicides to treat stumps
  - Engineer said “let nature take it’s course” for grass growing on the dam
  - If residents have questions, there is a Safe Dam talk scheduled May 8 @ 7 p.m. at the Post Road library
- c. Fence
  - Terrapro will powerwash the fence; needs access to residents’ back yards
  - Motion made by Melissa to approve Riverwood stain; Phyllis seconded
- d. Annual meeting will be Thursday, February 22 via Zoom
  - Reminder to be emailed by Kandice and posted on Facebook
- e. Clubhouse security light adjusted; resident is happy

### 2. Vice President: Judy Williams

- a. No updates

### 3. Treasurer: Eve Simpson

- a. Two residents left that have not paid special assessment
  - Kandice is sending out 10-day notice request for payment or will be sent to collections
- b. Approximate 50% of homeowners have paid annual dues

### 4. Secretary: Melissa Boyle

- a. Melissa confirmed a newsletter can go out by the end of the week
  - Phyllis will write something up; including reserve study update
  - Melissa asked about including a work day or garage sale. Eve suggested doing a Facebook poll about the garage sale
  - Tuesday post on Facebook reminder of annual meeting
- b. Yard of the Month
  - Have choice of flags or yard sign

- Decided to have 2 different flags with Orchard Lake HOA Presents on them
- Melissa made motion to accept and order; Eve seconded
- c. Phyllis asked about a Private Property sign for the dock
  - Melissa asked if she wanted a sign like at the end of the lake or stake like the Pick Up Poop signs; vote was stake
  - Melissa will research options for next meeting

## Committee Reports

1. **Architectural Review Committee (ARC) – Eve Simpson**
  - a. Recently approved requests:
    - 4355 Orchard Lake Dr – adding a gazebo. Eve reminded them they need to have it anchored
  - b. Pending requests:
    - 4820 Orchard Park Ln – Eve is following up because have not submitted ARC request for new garage door or brick change
2. **Safety & Security Committee (SSC) – no committee chair**
  - a. No update
3. **Pool/Clubhouse Committee (PCC)**
  - a. Phyllis following up
4. **Beautification/Landscaping Committee (BLC) – no committee chair**
  - a. No update
5. **Social Committee –Andrew Hinton**
  - a. No update

## New Business

1. Annual meeting agenda
  - a. Phyllis will call to order, thank for attending, explain quorum needing at least 26 ballots returned
  - b. Melissa will read minutes from last year and ask for motion to accept
  - c. Eve will give end of year financial report; including assessment, with assessment and dues increase, will be able to meet 2024 goals
  - d. Candidates can introduce themselves
  - e. Phyllis will list accomplishments: fence/repair/stain, pool conversion/cover/furniture repair

## Announcements/Remarks

- Next board meeting scheduled for Thursday, March 21, 2024.
- Motion to adjourn made by Melissa, second by Eve
- Adjourned at 8:06 pm

## Action Items

- **Phyllis**
  - Follow up with Kandice for additional erosion fix quote
  - Notes for newsletter to Melissa
  - Agenda for Annual Meeting
- **Melissa**
  - Send January mins to Dave & Kandice

- Have husband check clubhouse wifi
- Order YOM signs
- Research signs for dock and around lake
- Distribute hanging tags and violation stickers
- **Eve**
  - Follow-up with homeowner for ARC submissions
- **Andrew**
  - Get Ernesto's quote for erosion issue