

---

# Orchard Valley HOA Board Meeting Agenda

Date and Time: March 26th, 2024 @ 6:00pm

Location: 745 Pinyon Court Fruita, CO 81521

1. Attendance
2. Executive Session
3. New Business
  - a. Annual Meeting Plan
    - Rate Increases / Budget
    - Annual billing mailing – plan date and time for envelope stuffing
    - Location solidification
4. Other Business
  - a. Homeowner Communications (newsletter)
  - b. Committees
  - c. Pond Use Policy
7. Next Board Meeting
8. Adjournment

# Orchard Valley HOA Board Meeting

Date and Time: March 26<sup>th</sup>, 2024 @ 6:00pm

Location: 745 Pinyon Court, Fruita CO, 81521

- I. Attendance  
Debbie Vavak (President), Darrell Loveland (Vice President), Camille Stitt (Treasurer),  
Amanda Conrads (Secretary)  
-Amanda move to start at 6:07pm
- II. Executive Session – *The disclosure of items would constitute an unwarranted invasion of individual privacy*
  - a. Past Due Accounts & Liens
  - b. Homeowner Filed Complaints – none officially filed.
- III. New Business
  - a. Annual Meeting Plan
    - i. Budget Approval
      - 1. Review potential irrigation fixes and upcoming needs.
      - 2. Review tree removal needed around pond. No urgent trees need to be removed. Potential trees that would cause issues would fall into the pond. Darrell is going to pursue a quote for the remainder of the tree.
      - 3. Need to paint pump house. This will require specific paint for aluminum. Darrell can look into cost.
      - 4. Recommendation about adding a line item in the budget to start saving for future cost of filing updated CC&Rs and Bylaws.
      - 5. Darrell moves to raise the annual fee per household to \$225 as a result of 2024 approved budget. Camille seconds. Board approves.
    - ii. Annual billing mailing – plan to have mailings out by April 23<sup>rd</sup>. This gives 2 weeks for homeowners to receive and read the material before meeting. Amanda is pursuing options for printing and folding materials.
    - iii. Location solidification – Amanda will clarify some needs for a church location before a commitment is made to have the meeting at the Rec Center as a cost saving measure. If this doesn't work out, then Debbie will book room at the Fruita Rec Center for May 8th.
- IV. Other Business
  - a. Homeowners Communications
    - i. Newsletter was proofed and will be added to mailing with annual meeting info.

- 
- b. Pond Startup
    - i. Estimated day to run through start up procedure is April 13<sup>th</sup>. Amanda will plan on being present to video and take photos to update directions in case of Darrell being absent during an irrigation issue.
    - ii. Plan will be to make rounds of the neighborhood during water startup to help homeowners who may have leaks. If leaks seem directly caused by fiber optic instillation Darrell has contact for ClearWorx contact.
  - c. Committees – continue to pursue CC&R committee to move forward with bringing documents up to date.
  - d. Pond Use Policy
    - i. Camille working on pond use policy and a waiver to have volunteers sign. This will continue to move forward as a priority. This pond use policy will carry over for next meeting. Darrell is also asking other HOA's with ponds how they handle use around the pond area.
  - V. Next Board Meeting – Aim for meeting on April 23<sup>rd</sup> to stuff envelopes. Collection policy will be emailed to the whole board for approval prior to mailing statements.
  - VI. Adjournment - Darrell moved to adjourn at 8:05pm. Amanda seconded.