

Minutes of the Orchard Down Board Meeting

August 18th 2021

The August Board meeting came to order at 7:03 pm on August 18th. Board members Michael Freitag, Adrienne Guy, Samantha Hirsch, and Chris Russo were present; Astrid DeAngelis was absent. Owner Rob Upson was present. Kurt Powell and Jon Eick of Willamette Community Management were present.

After introductions of continuing and new Board members, no requests for additional agenda items were brought by owners or Board members.

The Board **APPROVED** the minutes from the July 2021 Board meeting and **APPROVED** the draft of the minutes of the Annual Owner Meeting, held in July (both posted on the ODHA webpages and to be sent as newsletter).

Action items from the July meeting:

- Address encroachment issues by drafting letters (Michael). **No action taken.**
- Continue to annotate the old landscape contract in terms of scope and frequency of activities to be carried out by landscapers (all Board members). **No action taken.**
- Draft Newsletter to inform owners of annual meeting and changed dues notice. **Done.**

The Board was provided recent ODHA financial reports. There was no discussion about specific items.

The Board initiated discussions on the ODHA reserve study. Kurt Powell introduced the topic and provided background, including an asset map, and current amounts of reserves currently allocated to maintain these assets. Board members will contemplate reasonable amounts dedicated to the various assets (including paths, stairs, and no longer in-service irrigation) and decide on reasonable amounts at the September or October Board meeting.

The Board discussed budget planning to allow for proactive measures that will revitalize some of the common spaces that are falling into disrepair. Drafts for an improved budget will be presented at the September Board meeting.

The Board discussed a petition by Clairmonde Harris to take action in a large cottonwood tree that affects their home on Seneca Place. The Board decided to get bids from established and experienced arborists to estimate costs for removal and overall health of the tree.

The Board **APPROVED** a paint application for 3977 NW Tillicum Place.

Rob Upson was nominated and **ELECTED** to the ODHA Board.

Points of information:

- traffic island landscaping project: City does tree trimming;
- 4149 Arrowood landscaping: City is involved to get owner to comply;
- fire safety and evacuation routes: Neighborhood Association may be formed;
- landscaping: upkeep must be improved; action items were provided to WCM.

The meeting was adjourned at 8:23 pm.