

Minutes of the Orchard Down Board Meeting April 20th 2022

The March Board meeting came to order at 7:00 pm on April 20th, 2022 in the Timberhill Athletic Club conference room. Board members Michael Freitag, Adrienne Guy, Samantha Hirsch, Rob Upson, and Chris Russo were present. Owners Jane Davis, Terri Emmons, Beth Russell (after 7:05 pm), Seri Robinson, Merlan Schwartz (until ~7:40 pm), and Helen Smith were present. Kurt Powell of Willamette Community Management was present.

After welcomes, no additional agenda items were brought by owners or Board members.

The Board APPROVED the minutes from the March 2022 Board meeting. Michael Freitag abstained because he had been absent.

Update on action items from the March meeting:

- A copy of the signed landscape contract with A&H Landscape was circulated prior to the Board meeting and Kurt Powell was asked to add this to our ODHA documents online. *Action item:* Michael Freitag indicated he would also send a word file later on; tabled until the July Board meeting.
- Architectural guideline review items from the March minutes were tabled until the July meeting. *Action items:* (1) Sam Hirsch will call the City for the exact wording. (2) Michael Freitag and Sam Hirsch find out City guidelines for fence heights between neighbors in backyard.

The Board APPROVED two house painting applications (Vega – 4173 NW Peppertree Place, Powell; Powell – 4183 NW Peppertree Place) and one home roofing application (Chuang-Goodman – 3048 NW Thistle Place) after review by the ARC.

The Board opened discussion on a complaint by five owners who are aggrieved because of a garden planter box in the front yard of 3072 NW Thistle Place. The Board decided to devote time to discuss the matter at length and to seek a solution that would suit all parties. Documents provided by the parties are on file with ODHA. Members of the Board suggested a compromise and offered various alternatives. Even after extended discussion, a compromise was not achievable, so discussion was closed at 7:55 pm. The Board charged the Architectural Review Committee (ARC) to reach a decision, which is the action to be taken according to ODHA Bylaws and Guidelines. *Point of information:* Upon further review of the plans for a planter, the ARC approved the planter on April 21st, 2022. The decision was sent to Seri Robinson by email (on file with ODHA).

Because of the extended time spent on the main agenda item, discussion of insurance coverage and a CERT presentation were table until the July 2022 Board meeting. The May and June meetings are the annual Walk around the Neighborhood, Parts 1 and 2. On May 18, the BOD will meet at 7:00 pm at Jasmine and Arrowood under the big spruce. The walk will be on the east side of the ODHA common area; and on June 15, 2022 the BOD will meet in the same place also at 7:00 pm, and walk the larger West side of the ODHA common. Malcom Anderson of Peak Tree Care will participate during the June 15 walkabout.

The meeting was adjourned at 8:04 pm.

Points of Information

- on the creek behind the west side of Thistle Place the City will plant appropriate trees,
- the POD on the west side of Thistle Place will be removed on May 4th, 2022,
- CERT – exercise scheduled for May 14th, 2022 and Adrienne Guy announced she would place a flyer on doorstep of each HOA home prior to the date.