

Orchard Down Homeowners' Association
Board of Directors Monthly Meeting
May 17, 2023

Present: Samantha Hirsch, Chris Russo, Beth Russell, Marc Rosegold, Jason Peter, Rob Upson.

The President called the meeting to order at :00 PM.

<u>Item</u>	<u>Person</u>	<u>Time (mins)</u>
1) Welcome; review purpose of Neighborhood Walk	Beth	5
2) Approve minutes from March meeting	Beth	5
☰ ODHA March Board Meeting Minutes		

The treasurer moved to approve the meeting minutes, the president seconded the motion. The March meeting minutes were approved.

2) Neighborhood Walk Part 1

The secretary provided copies of the ODHA landscaping map to everyone in attendance. The Board reviewed the maps and walked through area A. The following observations were made:

- A. The large red rock marking the intersection of Tamarack and Arrowwood is disintegrating due to lack of protective tree cover. The Board discussed possible solutions, including a weed barrier covered by landscaping rock or cedar chips, the installation of a sign at this location, the creation of a rock garden, installation of a bench, planting spring bulbs, or replacing the juniper that was removed.
- B. The landscaping committee looked at the leaning tree adjacent to the rock and determined that the angle of lean was not greater than in years past, but noted that more dead branches were evident. The landscaping committee chair will ask our arborist if he recommends clearing the dead branches from beneath the tree.
- C. The Board surveyed the concrete slab where the mower shed was formally housed and agreed that this would make an excellent spot for a picnic table.
- D. The Board discussed the grove at the top aof the hill as a possible location for a neighborhood sign/bulletin board.
- E. The Board toured the Riparian Restoration area to view the trees granted by the city; the Board agreed to organize an annual woodland restoration work party to help maintain this area.
- F. The Board discussed the possibility of organizing a work party to remove brush from the area between the edge of the asphalt path and the near edge of the stream bed, recognizing that brushwood is essential to healthy stream ecology but contributes to anxiety regarding fear of wildfire in dry conditions. It was suggested that dry brush could

be removed from this area once the city has developed a plan to meet the cost of hauling brush away.

- G. In crossing the stream crossing the path that marks the eastern boundary of area A, the Board noted that it would be nice to have a bridge at this crossing, which is currently navigated by stepping on a cinder block that has been placed in the middle of the streambed.
- H. The landscaping committee noted that the Little Library at the top of the stairs where the path meets Arrowood needs a new roof and door, the committee will ask the arborist to set aside wood from the cedars scheduled to be felled in June to facilitate repairs.
- I. It was suggested that the landscaping committee organize a childrens work party to weed the stairs joining the path to Arrowwood.
- J. The Board surveyed the area at the corner of Arrowood and Thistle and noted that the chips used to mulch the area had increased soil moisture.
- K. Landscaping committee member Marc Rosegold showed the Board the viable water valve on the North side of Arrowood and the undeveloped connection on the South side of the street. He shared what he had learned from Alfonso Sayavedra of A&H Landscaping regarding steps necessary for reconnecting the watering system to city water. Alfonso believes that the only way to check the system is to connect the system to city water and turn it on. Rob Upson requested the opportunity to talk over this plan with the person who maintains his irrigation. He will share what he learns with the landscaping committee; the committee chair will then contact the city to request that the water be turned on.
- L. The Board looked at the stairs on the South side of Arrowood between Tamarack and Spurry and discussed plans for repair, including removing rebar or replacing rotten wood covering rebar with new beams.

3) **Subcommittee Reports** *(the following items were addressed as they arose during the walk-around).*

Architecture Committee - Fences, Fences everywhere

Sam and Chris 5

- i) The committee received two new fence requests and approved both.
- ii) The Board discussed the timing of requests regarding solar panel installation and noted that these requests tend to arrive very close to the installation date. The WCM representative explained that State law supercedes HOA policy in this regard, which leads to last minute notifications. The Board requested that WCM inform the Architecture Committee immediately when owners give notification of solar installation. The WCM Representative agreed and sent the Board and email containing the State law, which stipulates that HOA's cannot ban solar installation but can require that installations comply with policies and guidelines governing rooftop installations.

Landscape Committee

Beth

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- i) discuss next projects / Peak Tree activities

The Board reviewed the bid for felling the diseased cedars at the South end of the Sequoia Grove, currently scheduled for June 21. The Vice-President motioned to approve the bid and the President seconded the motion. The bid was approved, and the arborist has confirmed that work on this project is scheduled to begin on June 21, 2023.

- ii) The landscaping chair reported that she had an appointment on Thursday, May 18th, to meet with residents at 3930 Tillicum, whose property abuts Area B Greenspace that had not been mowed, and that she would talk to Alfonso about mowing the area once she had met with the owners to survey the area in question.

4) Paperwork Changing Bank Signatories Permissions Signed

Jason Peter provided paperwork to finalize signatory permissions for Treasurer Rob Upson and President Samantha Hirsh. The President and Treasurer signed those papers and the Secretary witnessed the signing.

5) The following agenda items will be moved to the June agenda:

Financial Committee

Rob and Chris 5

A) April and May Financials Review will be sent to Board members 1 week prior to June 21 meeting, Board members will review these documents and meet after Part II of the walkaround

B) Discriminatory Language Discussion

All

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Rob Upson has completed a preliminary draft of the revised materials and will share this draft with Board members as soon as possible for review prior to the June meeting and discussed after Part II of the walkaround.