

The Orchards Property Owners Association Meeting Minutes

June 16, 2018

I. Call to order

Roland Stegall called to order the meeting of the **Orchards Property Owners Association** at 7:10 PM June 16, 2018 at 10024 Orchards Blvd in Glen Rose. **Michael Debnar** motioned and **Jayne Goodrow** seconded the motion.

II. Roll call

Linda Woodell conducted a roll call. The following persons were present:

Roland Stegall
Fernando Castro-Silva – via cell phone on speaker
Michael Debnar
Jayne Goodrow
Linda Woodell

III. Approval of Minutes

Minutes were distributed to the Board prior to the meeting for review. All Board members unanimously approved the minutes.

IV. Old/New Business

- Website - **Roland Stegall** asked **Jayne Goodrow** to provide an update on the status of the website development. **Jayne** provided a status (getting close) and indicated we needed to decide on a name; orchardsonthebrazospoa.com was agreed to.
- Insurance - **Roland Stegall** asked **Linda Woodell** to provide an update on obtaining insurance for the POA. **Linda** gave a brief description of the two proposals received and discussed coverage provided versus premiums. The Board voted unanimously to go with the proposal from All American Insurance Associates.
- Front Gates - **Roland Stegall** brought up the continual problems with the entry/exit gates and the amount we are spending quarterly to keep functional. He obtained an estimate to replace with a new system and it will run approximately \$9,000-\$9,500. After much discussion, the Board voted unanimously to go forward with replacing the entire system.
- Security - **Roland Stegall** introduced the subject of security in the community. He asked a general question if this was a concern and/or part of the reason for purchasing in the community. Based on comments made by several present, security is important. There was additional discussion about allowing entry to properties in the community from outside of the main security gates and several remarked this was not acceptable; everyone should enter/exit thru the main gates. However, a study of all property lines and easements needs to be conducted to ensure no properties would be unreasonably affected or anyone landlocked. More discussion will occur on this topic in the future.
- Mail Boxes - **Roland Stegall** asked Phyllis McMillian for an update on the possible relocation of the mail boxes at the entry. Phyllis spoke with the Post Master who did not have info on what was agreed to with the developer. Our options are: 1) to leave as is, 2) move off to the side, or 3) relocate inside the gates and put in the common area (park). This also solves the problem of packages not being delivered to homes more than ½ mile from the boxes (every home will be within that distance) and makes the front entry look nicer and mail/packages more secure. It was also suggested we purchase a parcel locker. Additionally, the Fed Ex driver mentioned we needed to install street signs and house numbers to assist with deliveries. Everyone agreed that option 3 was an excellent choice. We will proceed with measuring space in the park and developing a plan to relocate there. **Roland** will check on street signs.

- Front Entry – Additional conversation occurred relative to the front entry once the mailboxes are relocated. Continuing the low rock wall around the remainder of the entry would look nice and cohesive. Again, it will require a review of easements, property lines, etc. before any decision.
- Swing Set for Park – **Roland Stegall** indicated the swing set would need 4-5 guys to help put together. **Michael Debnar** will put a post on Facebook for volunteers and see when that can get done.
- Storage of RVs – **Roland Stegall** brought up the subject of currently allowing open storage of RVs on lots. All POs need to review the bylaws and ask ourselves if we are reasonably meeting them. There was much discussion by many attendees at the meeting; everyone was in agreement that whatever enforcement actions taken when needed have to be enforced the same to all POs. It was mentioned that the two subdivisions of the caliber of the Orchards near us (The Reserve and Pecan Plantation) do not allow any type of storage. River lots have a better ability to screen storage items than interior lots. The existing bylaws are considered vague by some and the question was asked if we want to clean up the language, change the rules, or remove the ability to store RVs outside of buildings altogether. Some POs purchased their larger lots so they would have room to store their toys. It was agreed that we will prepare a poll to send out to all POs to gather input on this topic before any action is taken. Everyone who has an interest in the subject will be requested to look at the existing language and if they feel it needs adjusted, send in suggestions for how we might reword it.
- Mowing – **Roland Stegall** indicated many lots have not been mowed this growing season and some not for a year. He asked that an email be sent to all POs to notify them that all lots need to be mowed by July 1, and to provide the names and contact info for those who currently mow in the area. If lots are not mowed, the Board will have it mowed plus add an administrative fee. If lots are not mowed and outside the 12-inch limit by July 1, a follow-up letter will be sent to specific owners.
- Picnic Tables – Those have not yet been installed. **Roland Stegall** asked Oscar about them and he indicated he forgot to stop and order them but would do so in the next few days.
- Water Well – Not completed yet.

V. Adjournment

There being no further business to discuss immediately with property owners present, upon motion duly made and carried, the meeting adjourned at 9:00 PM.

VI. Executive Session

- Review of CC&R Violations and/or Delinquent Accounts.
- It was agreed that the Secretary/Treasurer position be divided into separate roles; there is a lot of work to be done to develop a budget, prepare for upcoming invoicing of annual dues, etc. **Fernando Castro-Silva** agreed to take on the responsibility and Kirk Kirksey has volunteered his time to assist as he is very familiar with Quick Books, etc. **Fernando** abstained from the vote; all other Board members voted unanimously.

VII. Adjournment

There being no further business to discuss immediately, upon motion duly made and carried, the meeting adjourned at 9:42 PM.