

ORCHARD KNOLL HOME OWNERS ASSOCIATION



OK HOA Meeting
Minutes 2-17-16
All members in attendance

Minutes:

Diane read the minutes from the previous meeting – Motion to approve by Rick, Seconded by Lisa – all approved.

Treasurer's Report:

Mark advised that we currently have about \$6000 in delinquencies. This includes homeowners from the first quarter of 2016. There is currently \$24K in checking.

Snow Removal:

Thus far, there was \$4000 budgeted for snow removal and we have spent \$5000.

There was a complaint about the lack of snow removal at the corner of Rt. 28 and Blackberry. The homeowner at 15630 only shovels his portion. Carlos will be instructed to shovel to the end of the road so that the school kids can safely board the bus.

ARC requests:

Lisa advised that the committee had reviewed two requests that were approved for a wood deck and replacement of garage doors. All ARC requests are to be mailed to the OK PO box to be initially entered into the OK database then directed to the ARC committee for review.

- There is a question about the shed at 12024 Blackberry Terrace and whether it was ever approved. In the coming months – we will try to get to the shed to review requests to determine if this was ever approved.
- Diane will send a letter to the new owners at 12003 Citrus Grove Road requesting that they remove the swing installed on the center island tree for their toddler.

Reserve Study:

Diane provided the name of a company to do a reserve study. The contractor contacted Rick for a scope of work. Lisa made a motion that we approve funding the reserve study. Michelle seconded. – All approved.

Magruder Properties:

Dave is the point person for the community on this. Dave advised that the City of Gaithersburg has voted to move forward on the annexation of the Safeway properties into the City - as their Gateway

project. The other communities most affected are Willow Ridge and Hidden Pond. There is a community meeting schedule with the Johnson Family about this project on 2/23/16 at QOHS.

Boundary Changes:

There is talk of a boundary change for Rachel Carson Elementary. One of the things being considered is to send OK to Dufief Elementary. There will be a meeting in the fall of 2016 to begin this 6 month process.

Annual Meeting:

The annual meeting has been scheduled for 4/13/16 at 7:00 at the Library. Diane will send out the required notices to homeowners 30 days in advance. This will include a proxy to allow the board to have a quorum. Both Rick and Mark are up for re-election. Items to be discussed at the meeting include:

- Financial reports
- Delinquencies
- Boundary changes
- Johnson property
- Reserve study
- Election to the board

New Business:

George Puddington advised that he would like the board to consider another roofing option that is less expensive. George brought samples of different types of roofing materials. The board voted to maintain the current standard for roofs.

Diane Tillery
2-17-16