

ORANGEWOOD HOMES ASSOCIATION, INC
PO BOX 22845
BEACHWOOD, OH 44122

Board Meeting, November 18 2024 minutes

Attendees: James, Gerry, Linnea, Ira, Dan, Seth, Lois, Casey, Russ

Agenda

- Dan's update - he is recusing himself from the board at this time.
 - We thank him for his service, both times of service, as well as his contributions to the Bylaws and SHM over the years. He's been a tremendous force in the neighborhood and for the betterment of the community.
- Financial report
 - Approving minutes from 10/7 meeting – James motions, Ira seconds, unanimous approval
- Landscaping report - this is a year to bid out
 - Landscaping fees up for bid this year. Increased it to 30k this year. We need to seek out other bids- ask anyone. Russ can supply the RFP to send out.
 - If you have a landscaper, talk to Russ to get it sent out.
 - Russ can send to East Side Landscaping. Perfect Solution is Dan's, who can send the email to Russ.
 - We're seeking bids through the end of the year (ideally). Season starts on March 1st.
- Architectural committee
 - Followup from 10/7/24 Meeting: Language proposal for the SHM with Architectural Language. Proposal of changing Section II, Article B "Enforcement Actions"
 - From "The procedures for the Board enforcing its standards are provided in section L."
 - To "The procedures for the Board enforcing its standards include but are not limited to seeking legal or equitable remedies in a court action (including obtaining injunctive relief) and/or assessing fines for violations."
 - Seth motions, Jim seconds. Unanimous approval.
 - Dan: Should we include exact amounts of fines? He proposes:
 - "Fines for non-compliance will be the **lesser** of \$500 or 10% of the full cost of the subject project."
 - Jim motions, Seth seconds. Unanimous approval.
 - Injunctive relief in II.A.

- In Section II, Article A – add language regarding the purpose of the Arch Review Committee - “to protect and enhance the property values of all of our neighbors”
 - Jim motions, Seth seconds, unanimous **approval**.
 - Misc
 - We also need to ensure that any new rules are communicated to the building department. The building commissioner is not required to check in with us or mandate changes, but tries to communicate.
 - Is there any way we can contact the Village to add a checkbox to the permit confirming they've verified with their HOA (if they belong to one) that they're following any additional building rules and restrictions. - Linnea/Lois to reach out to Bob.
 - Architectural guide - remove Lois' name and change email address at end to Orangewoodneighbors@gmail.com. Change to 'The executive director can be found on the website.
 - Lois motions, Linnea seconds. Unanimous **approval**.
 - Discussion of capital improvements and dues, in light of expenses/income

Year	Total income	Total expenses	Landscaping
2016	54,867	35,303	17,875
2017	55,397	58,927	24,624
2018	56,010	54,458	19,210
2019	56,330	37,611	21,721
2020	55,583	78,866	21,936
2021	55,000	47,180	22,830
2022	55,547	50,168	20,293
2023	55,606	70,043	29,093
2024	55,361	~70,000	29,121

- Should we raise dues? Currently at \$250. The board maintains the right to assess dues on an annual basis. It hasn't been raised in 12 years. We are running at a deficit, and want to be able to work toward long term capital improvements.
 - Voting to raise dues to \$350.
 - Jim motions. Russ seconds. Unanimous **approval**.
 - Capital Improvements to be sent out with the annual letter with a link to a survey.
 - Linnea & Casey to build a survey
- Electricity at Orangewood park
 - We need an electrician to dig a trench and put something in. To connect to a transformer, we'd need to go under a driveway. We have communication pending on the electric company.
 - Going to be at least a couple thousand dollars to complete.
 - If we're not putting in the cameras, then everything is going to be run on battery and solar. So, we're tabling the electricity for now.
- Tennis/pickleball

- Ratio of reservations: 127 pickleball, 69 tennis
 - The board has not received complaints about noise or access.
- What should be the limit on per day or per week court reservations? Would these include the past reservations, during the same week, that are already completed?
- Should we lock the courts for the winter – we may have a couple of good days, but is it worth the risk of damage by keeping them open? Probably not. We'll plan to lock the courts.
- When are we turning the system off and locking the courts – Dec 1st, Sunday after Thanksgiving.

- New Business
 - The bike rack arrived today, installation is tomorrow. Place it near the bench/garbage can close to W Ash side.
 - Equipment box has been removed completely after vandalism.
 - Gaga court - waiting on prices from the supplier. There will be a delivery charge change for the wood. Seth to order primary bits tomorrow, 11/19.
 - With Dan's departure from the board, will need a 3rd member for the Home Maintenance Committee group. Currently Seth & Casey.
 - Linnea to join.
 - For the next HOA meeting - discuss the annual meeting date.
- Included in the EOY letter.
 - Include COR & SHM documents.
 - Include notice that the courts are closed for the season.
 - Include notice that the dues are increasing to \$350
 - Include link to the capital improvement survey (in the letter)

I. Capital Improvement Ideas

A. Initial List from Lois based on 2017 list:

1. Path - going north from Beechmont Oval behind Beechmont Oval houses on west side of creek to Orangewood - \$15,000+.
2. Path -Circular bike/walking path around park.
3. Path - old White Oak tennis court to current park (behind East and West Ash houses) with 500-600 feet of boardwalk (~10K) plus path to reach boardwalk (guess \$15K+)
4. Bridge 30' span between Wild Cherry Oval and Beechmont Oval. \$50,000
5. Path – circular path - with exercise stations? – across creek from trail from tennis courts – where it turns left to go to Orangewood, need bridge across creek.
6. Pave path from White Oak to East Ash. \$10,000
7. Pave path from Laurel circle path to old Tennis court. \$20,000
8. Volleyball / Badminton court at old tennis court (multi-use elevated net) \$19,000

9. Benches at the old tennis court and possibly along other paths – to sit and enjoy the woods. - \$1,000 each
10. Public garden (wild Cherry Oval where old playground used to be) or Beechmont Oval.
11. Dog Park
12. Water fountain at the park.
13. Update playground equipment. \$30,000
14. Pool



