

Board Meeting Minutes, June 9th, 2025

Attendees: Casey, Seth, Lois, Gerry, Jim, Ira, Russ
Not in Attendance: all board members present

1. Suggested new committees:

- a. Social – arrange picnic, other social events
 - i. Can we reach out to the Orangewood Moms group for the annual picnic in August?
- b. Property - Path & landscaping planning and development
- c. Parks - Tennis and playground maintenance/development
- d. Legal - review bylaws and any other documentation

2. **Financials** : 2 properties facing liens, pending dues payments, with letters sent. 3938 west meadow, Sharon Freidman 3942 White Oak, Bernard & Laurel Vaysenberg

3. New Business

- a. Drainage near White Oak to East Ash paving.
 - i. June 25th afternoon is booked for paving.
 - ii. We will try to minimize impact on surrounding White Oak plots by putting additional dirt down. There's been an existing issue with water for decades throughout the development.
 - iii. We're trying to avoid the path from further sinking into the ground and hurting more plant life because the path continues to widen from use.
- b. Drainage from field & ditch
 - i. Contract signed, but not scheduled yet.
 - ii. Part of the issue with the flooding is debris being left next to and in the culvert, including boards and a pallet. We'll be putting grates on the end of the new pipe.
 - iii. When they come out, ask to look at the Gaga pit and potential drainage solutions.
- c. Lighting people are coming by to check the lights, and potentially lighting up a few more of the trees to aid in early morning and late night runners.

- d. Some complaints about kids on bikes riding too fast along the paths, and near collisions with pedestrians. Discussion whether we should have no-bike signs along the paths and enforcement issues.
Decision was that there are no plans to put signage or enforcement.
- e. Standards of Home Maintenance
 - i. We had two letters sent out recently for fences. We were able to have a conversation about a workable plan of action for repairs.
 - ii. For the Wild Cherry property that is overgrown, it's visible from the street and Google Earth. Will follow up, as there are still 2 weeks left for corrections.
- f. Discussion about COR and ability to enact changes. We are currently unable to make changes based on the wording. We discussed that we need a series of meetings to make this change.
 - i. We're going to schedule meetings for voting for amending the COR.
 - 1. June 16th, 7pm - 219
 - 2. July 16th (Wed) - 115
 - 3. Aug 15th (Fri) - 58
 - 4. Sept 15th (Mon) - 29
 - 5. Oct 15th (Wed) - 15
 - ii. COR. Article XII. These Bylaws may be amended from me to me by a majority vote of the Members Board and providing notice of the amendment to the lot owners and holding a meeting for lot owner's comments on the amendment.
- g. Architectural Review Board (ARB)- aligning to the COR, the President will be able to break the tie when the two other members disagree. ARB members will work on a process to update the Architecture document to state clearly our current standards (like fence materials facing the street.)
 - i. Will invite the current committee members to a future date to discuss amendments.