

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. Arcle 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.