

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

Board MEETING May 21 AGENDA

Present: Seth, Casey, Linda, Lois, Jerry, Jim, Ira

Absent: Russ

1. Landscaping

- a. Faranucci will start in a week or two for the ditch project we approved last year. Budget wise, it will look like a 2026 charge.

2. Financial Report

- a. For 2026 we have a lot of capital to do some projects.
- b. For path repair, the Laurel path is pretty muddy and could use either paving or repair. Will bring this up at the all-community.
- c. Opened a new Money-Market account to get a higher interest rate through November. Working with Key Bank.
 - i. Disaster Recovery- right now Seth, Jerry, and Lois are signers on the account. Ira will join as a signer in place of Jerry.
- d. Only 5 homeowners that still owe dues. Will send a letter out this week about liens.

3. ARB

- a. Approved Driveway pad for Bass house (East Ash Lane).
- b. Fence on the old Kellogg property- they're working on communications with the city to move the fence before any painting happens.

4. Old Business

- a. Approved Playground Repairs
 - i. Completed
- b. Approved replacement of tennis court roller
 - i. Completed
- c. Tree Quote
 - i. Trees were taken down 5/19
 - ii. Discussion on process moving forward
 - 1. Formal Complaints v. Informal
 - a. If there are any informal conversations happening with neighbors, if work needs to be done, they need to be submitted formally via email.
 - 2. Experts/Apps to determine viability/health/actions
 - 3. Process for determining property lines (on HOA or on the Resident?)
- d. Update on Hawk Issue
 - i. One baby hatched
 - ii. Waiting for Government
 - 1. Did get approval to rehome the hawk, but waiting on guidance where and who to work with
 - iii. Prevention
 - 1. Removal of nest, tree, branches. Possibility of putting up some deterrent items in place of nest
- e. Old Playground on Vengal property removed
- f. Standards for fences that we install on public property (chain link behind)
 - i. The split rail fencing can fall down, which can cause the chain link to also fall. There can be a safety issue there.
 - ii. Seth will take a look at some of the existing fences surrounding the creeks.
- g. Street Repair Update

- i. The preconstruction meeting for the Orangewood Drive overlay was scheduled for April 29th. They won't be able to fix the streets all this year, but should hopefully start this summer

5. New Business

- a. Matching our shed rules with village
 - i. Seth to put together a list of what our rules vs village. Our rules are more lax, which has led to refusals from the village.
- b. Sign at playground - plan to put up a "kids only w/ supervision" sign
- c. Voting/Email Requirements for board members
 - i. There have been delays in people voting, causing delays in decision making.
 - ii. For urgent requests, that can be added to the subject line. Otherwise, 48 hrs is the expected window. We'll send a follow up email or text to prompt for vote. Outside of that window, we will proceed without the remaining votes assuming we have a majority.
 - iii. Lois moves that people need to respond via email within 48hrs, and 24hrs for urgent emails. Ira seconds. All in favor.
- d. West Meadow to White Oak pave
 - i. We'd like to bring quotes to the June meeting for paving vs repair. It's particularly muddy. The gravel would not impede drainage, but people tend to prefer an asphalt path. Seth to talk to Russ about getting quotes for a 5ft-wide path
- e. Using a collection agency - 25% - unlikely to be financially advisable compared to just liens
- f. Chopra Property Mulch - the city plans to limit how much mulch can be delivered

- g. Baseball bases - if the bases are left out, they're likely to be damaged by lawnmowers or stolen. We used to have a home base, which was previously stolen.
- h. Dog on other property - Board was alerted that someone was trespassing on properties with their pet.
- i. 3929 East Ash Foreclosure – we're currently not owed anything for the property with no liens, so nothing required on our end
- j. Membership
 - i. Jerry & Jim stepping down from HOA positions.
 - ii. Lois won't be able to continue treasurer role in upcoming year, but may stay on as a voting member
 - iii. Seth will be stepping back a touch and looking to split some responsibilities