

**MINUTES**  
Orange Hunt Square Homeowners Association  
General Membership Meeting  
October 24, 2024 6:30 P.M.  
King's Park Library

**Call to Order at 6:38pm**

**Proof of Notice:** First notice was sent out via email on 8 September; proxies were also sent out via email.

**Quorum Certification and Election Results:** All current board members present. 26 lots were represented at the meeting and the Board of Directors received 18 proxies before and during the meeting. At the meeting, 17 people submitted ballots. Ballots and proxies were counted by a resident. *Copies of proxies and ballots are included in this folder.*

Copies of the 2023 General Membership Meeting minutes were passed around during the meeting.

- Motion to approve 2023 minutes made by Young Yi and seconded by Randy Robish. All present were in favor.

Introduction of the board, opening comments:

- Had ACC meeting not long ago so don't want to relitigate
- Call for someone to step up to the board next year; Senna announced she is stepping down

Nominating committed counted ballots

Results of the election for HOA Board

Senna Austin

Svetlana Belenkova

Lisa Guppy

Melinda Sumner

Rebecca McWhite

Call for volunteers for ACC and other community issues

**Maintenance Report:**

Question about invasive English ivy plants growing behind house; answer is resident can cut them

Informed people to email and report exposed cables above ground

Question about work being done behind house to trim trees and homes behind complaining. Answer is to get with Melinda who walks around with an arborist often. Also please don't fight with Melinda if she targets trees in your yard for trimming

Question about paying for trees to be cut – ones in our yards are our responsibilities. Question about neighbors who are renters what to do with trees in that yard.

Question about removing bushes in front yards. Does it have to be a certain percentage of plants for coverage? Answer is that a total redo would need ACC review. Trimming existing plants would not need a review.

Arborist looks for dead trees, dead limbs, trees that will cause damage or injury if it falls, trees where we do not know where it will fall if it falls; trees growing out of the woods have a lean because they want sun. Trimming is expensive especially in the back where they can't get cranes through.

Question about trimming branches behind the house (on community property). Answer is just send an email so we have it in writing

Tree issues – please just email us

Asked for people to flag bad sidewalks as well because we know we need repairs. It's just expensive. Also will need to repaint.

Asked about how people feel about having numbered parking spaces. Question from resident on what the value-add would be. Someone asked about visitor spots and Senna said that our rules on that are really weak and she would like it to change. Someone asked about why we can't tow and someone asked if we could make that a rule. If we make the rule someone has to enforce it

Comments about how bad parking is here. People parking along the curb, rear parking with a hitch over the curb onto the sidewalk, people parking on yellow curb. We painted curbs yellow for people who were parking too close to stop signs because fire trucks could not make it through. Comment about faded yellow paint – we can repaint that and would appreciate volunteers.

### **Treasurer Report:**

Erosion issue – comment that it's the first time it's been a line item on the budget but this is one of our most expensive issues. You can also call the country to have drainage areas cleaned out.

Question about escrow accounts on the budget. Answer is that is now called our savings account.

Question on whether we can see more of an itemized list on budget. We don't have one since it's in a savings account. We also need to do a reserve study. Resident commented that for reforestation, sidewalk repaving—for big ticket items like that, it would be good to see list of priorities. We will talk about that during the next meeting. Trees, playgrounds, erosion control are also big ticket items. This year \$15,000 was spent on trees. Comment that we need to invest in planting trees. Even if it's like 2 a year. We are required to replace some trees that are on the landscaping plan. A tree committee would be good since the news trees need to be watered. We could offer this as community service projects for Girl and Boy Scouts. The ACC did something like this already with a cleanup, but the same people are doing all the work – people are not stepping up to help.

Question about whether we can fundraise.

Comment from Svetlana about emails coming out soon about dues over or overpaid.

Interest on savings – line item. Question about money in savings – we can check to see how much it earns. Can we put money into CDs?

### **ACC Report:**

ACC members don't inspect their own sections. During Covid times, 56% of homes had deficiencies. That has really improved in recent years. End unit eaves are issues. We have some issues with homeowners; 4-5 are scheduled to go before the board. We may need to impose fines. We have had 2 disclosure packages (*Secretary's note: We actually have had 3 so far in 2024*) and sellers are good about doing repairs.

Design rewrite – we surveyed other sites. Issue was getting it to the community. We got about 20 responses on our survey, which is not enough for a quorum. Decks were a contentious issue and we had a mid-year meeting which did not result in a lot of resolution. We cannot deny solar panels since it's basically law. We have a test case -- right now it's not connected; the process is lengthy. Board discussed new rules – did not approve car work in parking lots or covered decks. We still need to vote and update the resolutions. No consensus on second story decks. They are close together and there are some county rules to consider. We had a homeowner who offered to type up the language for nuisance section. 80% of the rules will not change. Question about mobile repair services. That was not talked about but that's a great point. More concerned with DIY projects. It's in the declaration so most we could do would be to define repairs.

Community service – it's available. We can provide kids with hours. Teresa can be POC and we are putting it into the next Tallyho.

Question about doing regular drive around or walk around. Answer – we were really hoping to but were not really able to. We do see it and put friendly reminders on doors. Becky does walk around and note things for the board.

Comment that there should be fines for homeowners who are not following rules. Some people have issues going on, some people don't care, lawyer fees are expensive. Comment about charging stations. There may be updates to the law but board is happy to move ahead if committee is ready to submit their language.

Comment about being more gracious to people who have issues with repairs to homes. Teresa said they just ask to see that people are moving forward. Question about how to deal with issues with renters. Senna said she is happy to discuss.

Senna mentioned website – asked for good contractors to add to the list. Request for what people want to see added – calendar/announcements area.

Call for any more questions.

Announcement that all members will remain on the board for the next year.

End at 7:52