

**MINUTES (Reviewed by HOA Board 3/10/09)
The Orchards Annual Homeowners Meeting**

Date: February 10, 2009
Location: Peachtree Clubhouse

In Attendance:

Board Members:	David J. Edwards, President	Orchards, Div. II
	Jan Asbjornsen, Treasurer	Peachtree Lane
	Lesley Bock, Secretary	Orchards - at Large
	Janet Johnsen, Member at Large	Plum Grove Condos
Absent:	Dan Albertini, Member at Large	Orchards, Div. II
Other:	Ken Allen, Property Manager	Bell-Anderson
Homeowner(s) Attending:	24 Homeowners Signed the Sign-In Sheet; 15 Signed Proxies were also delivered to the Secretary(*)	
Guest(s):	Mindi Mattson, COR Emergency Preparedness Coordinator	

The Annual Meeting commenced approx. 7:10p. with a welcome from HOA President, David Edwards.

1. Guest(s): Mindi Mattson started off her brief presentation by mentioning there is quite a significant number of emergency preparedness training programs and individual classes available to all residents living in Renton. She mentioned the City takes emergency preparedness very seriously and encourages everyone to be prepared to take care of themselves and their families in the event of a major catastrophe for a minimum of three days. A few of the programs currently available: MAP Your Neighborhood - helps residents organize themselves and get to know the locations of elderly, small children, gas meters, fire extinguishers, etc. in their immediate neighborhood; CERT stands for Community Emergency Response Training, which is a FEMA program and involves an extensive eight-week course offering training in simple search/rescue, triage, extinguishing fires, coordinating efforts of those in the immediate area following a catastrophe until emergency officials (such as fire and police) are able to arrive and take over; there also are many individual emergency preparedness classes offered (many at Renton Technical College) offering everything from how to make an emergency plan, emergency kit, make bad water drinkable, make tasty meals out of supplies in your emergency kit. All of the classes and programs Mindi referenced in her talk are free of charge to residents of Renton.

2. Annual Meeting Business:

David Edwards, HOA President, called the Annual Meeting to order. The first item of business - review and approval of the 2008 Annual Meeting Minutes by the Homeowners. Everyone was provided with a copy of these 2008 Annual Minutes when they arrived at the Annual Meeting

(they also had been posted on the Orchards website since March, 2008). A motion to approve the 2008 Annual Meeting Minutes was made by David Edwards with a second from Lesley Bock. The HOA President called for a vote of the homeowners in attendance. The 2008 Minutes were approved with no dissenting votes.

The HOA President went on to review some of the major work done by the HOA Board of Directors and expenses paid out in 2008: a) a change in landscapers was made effective May 1, 2008 when Westgro Corp. was hired to takeover all common area landscape maintenance for the HOA. b) Continued vandalism in/around the Duvall/6th entrance plagued repeated attempts by the HOA Board to repair the exterior lights at this location. c) Significant expense was also necessary last summer to repair the underground electrical line underground to this facade area in order to run the irrigation controllers (water the grass) and exterior lights in this general area, which was finally repaired in late June. d) Graffiti/tagging became a problem last summer and required involvement by the police dept., who finally caught two separate groups of kids. e) New dirt was added to all of the tree wells along the main roads throughout the Orchards community, and last fall after preparation of an Application for an Exemption to the Critical Areas Ordinance, the HOA Board was able to hire and drop a number of dead trees located in the wetlands along Bremerton Ave. which had posed a significant threat of falling on homes in Peachtree and Orchards Div. II. Lastly, after an extensive search by the HOA Board, a new property manager was hired (full service) in December to help the HOA Board going forward deal with the ever-increasing number of issues that continue to arise as our HOA ages. The HOA Board especially hopes to have this property manager become more involved and visible dealing with issues and complaints with individual homeowners.

The HOA President went on to review some of the plans the HOA Board has discussed and hopes to address in 2009: a) development of a Homeowner Education Program, which will include developing and adopting Rules and Regulations for all residents with the intent of helping maintain all of our properties in a conformed, consistent manner and protect and preserve everyone's property values. b) revisit repair the exterior lights at the Duvall/6th Street entrances. c) continue to look at developing a plan to address the perimeter fences, their appearance and longevity - with an emphasis on replacing as soon as possible the split-rail fencing around the Bremerton Avenue wetlands, which literally is falling down. d) stormwater retention and maintenance/operation of the overall system of ponds and wetlands is currently under investigation by the HOA Board right now. On February 27th the City of Renton has two of their Surface Water Management Engineers coming to a meeting with the HOA Board to review this topic, and this meeting is open to all interested homeowners.

Next on the Agenda - Election of a new HOA Board member to replace the position held by Lesley Bock, who was finishing out the remainder of the term previously held by Dick Elliot from Cherrywood Lane, who resigned and moved away in July, 2007. The HOA President called for nominations for this position, and no one came forth. David Edwards, HOA President, then nominated Lesley Bock for this open HOA Board position, which she accepted. A vote was taken, and by unanimous count of all present (including those with proxies) Lesley Bock was elected to a three-year term of the Orchards HOA Board of Directors.

After that the President mentioned the HOA still needs a number of volunteers to help out and get involved in the various HOA Committees (Landscape, Architectural, Perimeter Fences, Education, Public Safety, Website/Blog) in order to keep the HOA operating in everyone's best interests. The clipboard with sign-up sheet was circulated around the room for anyone to sign up that had an interest.

Next the floor was opened to Homeowner Questions and Comments -

1. A concern was raised about the number of rentals allowed within the Orchards community. With the exception of Cherrywood Lane, there is no restriction or cap on the number of rentals that can be allowed within The Orchards HOA. In order to enact such a requirement, an Amendment to the HOA CC&Rs would be required, and to get such an Amendment approved would require at least a 60% written approval of all vested property owners and their lenders. It was further mentioned by one of the HOA Board Members that through it's property manager, the Board hopes to now be in a better position to deal with out of compliance (CC&Rs) homeowners, which can take extraordinary time and follow-up to correct.

2. A concern was raised about repeated problems with some resident(s) (possibly tenants) regularly parking multiple vehicles in front of their homes and leaving oil spots, etc. Unfortunately the HOA and the CC&Rs have no jurisdiction relative to any vehicles parked on a public street; However, the police dept. can and will deal with abandoned vehicles. One of the Board Members mentioned there has been a big push to remove a number of vehicles parking along both NE 6th and Bremerton Ave. that seem to have been abandoned in past months, and the police dept. is working to clear up this problem. Any homeowners have similar experiences are also encouraged to contact the police dept. and know that this process unfortunately is long and arduous. If there is a problem occurring on the property of another homeowner, a homeowner can bring it to the attention of the HOA Board of Directors, and also can, in many instances, involve the City's Code Compliance. It is important for everyone within The Orchards HOA to be cognizant of preserving the appearance of everyone's property in our community and protect our property values, especially in these current economic times.

3. A concern was raised regarding the traffic and what will become of Duvall (speed of the cars) once the construction improvements are complete in Newcastle and Renton north of Sunset. A homeowner also mentioned continued concerns about cars parking on NE 6th too close to the corner at the NE 6th Street/Duvall intersection making it extremely difficult to access from Duvall - especially at night. One of the Board Members mentioned there are many traffic calming issues around the community and speed on Duvall is just one of them. Removal of abandoned vehicles along NE 6th Street has also been a priority of the HOA recently, and the police dept. has been working to both ticket and tag for removal vehicles parked in this area more than the legal 24 hours. All Homeowners are encouraged to notify the HOA Board by email of any/all concerns they are having regarding traffic in/around our community and regularly watch both the HOA website and blog, as once this roadway reopens to full-time regular traffic, the HOA Board may find it necessary to call a Special Meeting of the Homeowners to discuss what to do about any problems that have begun to show up.

With no further business, the HOA President adjourned the Annual Meeting of The Orchards Homeowners Association at approximately 8:50 p.m.

(*) Due to Privacy Rules, the official sign-in sheet and all signed proxies will be kept on file with the 2009 Annual Meeting Minutes in the corporate Minute Book for The Orchards.

/ljb