

Orchidland Community Association, Inc.
Approved Minutes of the Board of Directors Meeting
July 26, 2006

Call to Order: The meeting was called to order at 6:37 p.m. by Glenn Pressel, President.

Members Present: Glenn Pressel, President; Steven Starnes, Vice President; Sherri Carden, Secretary; Jerry Gardner, Treasurer; Bob Ely and Carol Noel.

Guests: Gene and Michele Lamkin, Pat Griffin, Roger Hawney, and Gary Dalton.

Owner Input: Pat Griffin said that the upper end of Orchidland Dr. is very rough and asked when it is scheduled to be paved. Glenn responded that Orchidland Dr. is next on the paving schedule, but that the billing for paving goes out next October.

Michele Lamkin said that 36th Ave. has many potholes and asked if it can be graded. Glenn said there are issues with road maintenance which need to be sorted out and resolved.

Gene Lamkin asked what is going on about the Road Manager. Glenn said the Board decided it is time for a personnel change and the Road Manager has been given thirty days' notice. He said that the Board is actively recruiting a replacement and hopes to hire someone within the next week or two to do some interim work on the worst areas. He said the Board is also considering whether it is cost-effective to own and maintain and operate our own equipment or to pay an independent contractor for road maintenance.

Approval of Minutes: The minutes of the Board meeting of June 28, 2006, were approved as written by acclamation.

Officers Reports

President's Report: Glenn reported that he and Steve met earlier in the month and Steve "passed the gavel."

The Association now has liability insurance, which allows us to meet at the Ainaloa Longhouse again. Bob said that Board meetings will need to move to the fourth Monday of each month, because that is when the Longhouse is available. The Road Maintenance Committee will start meeting on the second Monday of each month as soon as a committee is formed. The August RMC meeting has been cancelled.

Glenn said that he and Bob met with Alvin Takashita, chief engineer for the State, on July 17. They discussed traffic lights on Highway 130, specifically at the intersection of Orchidland Dr. Takashita said that a study was conducted last February; at least 2 of the 9 criteria must be met before signalization is placed at an intersection, and Orchidland Dr. did not meet any of the 9. He suggested that the Association write a request to the Department of Transportation for improvement of the turning lanes at the intersection. They also discussed the flood zone between 39th, 40th, and Pohaku Dr. Takashita said that it constitutes a health and safety issue and that funds should be available from the County to address the problem. He also suggested contacting the Army Corps of Engineers.

Takashita said that the Association should **not** allow the County to use 37th Ave. as an emergency bypass when Highway 130 is closed due to an accident, and cautioned against diverting water on the Kurtistown side of 40th from its present course. Bob said he felt this was not an issue at 39th and Pohaku, where the channel is more clearly defined. Glenn said the light at the intersection of Shower/Pohaku and 130 is scheduled for 2009. Glenn said he also let the Road Manager go, and the Board will need to hire a new road manager.

Treasurer’s Report: Jerry gave the figures for the 2005-2006 fiscal year and for July of the new fiscal year. As of June 30, 2006, the accounts totals were:

RMC	\$84,886.45
Board	7,016.69
Paving	20,847.23
Capital Fund	428.46
Lot Fund	4,213.95

He said that the year’s collections efforts leaves the RMC fund with enough money at the end of the fiscal year to consider several options for road maintenance and equipment storage, including subcontracting road work. Meanwhile, money is coming in for this year’s MRMA’s.

Secretary’s Report: Sherri reported that she gave the signed minutes reflecting election of new officers to Jerry to take to the banks for the new signature cards.

Committee Reports

Neighborhood Watch: Carol said that no one came to the June meeting. She has taken it on temporarily since Glenn is now serving as OLCA’s President. She explained to the guests the importance of implementing a Neighborhood Watch in Orchidland to reduce the dumping of trash and abandoned cars, as well as illegal ATV’s.

Bob said that the owner of a lot on Ilima where a great deal of trash has been dumped pushed the garbage onto the easement; the Board has decided to file criminal charges. This is the second time this owner has dumped trash and abandoned cars onto OLCA’s roadway.

Also, “road closed” barriers were stolen from 39th and Pohaku Dr. The police caught the offender, who will be prosecuted.

Collections Update: Bob reported that money is “dribbling in.” He is encouraging a few owners to uphold their payment contracts.

Unfinished Business

Truck Purchase: Kirstie asked that a motion approving the June purchase of a dump truck be included in the minutes, since the Board approved the purchase via email, leaving no record in the motions log.

Steven Starnes moved (*nunc pro tunc*) to spend \$11,000 to purchase a 1985 International dump truck. Jerry Gardner seconded; the motion passed by a vote of 4 for, 0 against. Bob Ely abstained. [The truck was purchased in June.]

Flood Area: The project at 39th and Pohaku Dr. needs to be completed as soon as possible. Bob has offered to supervise the repair. He has sought assistance,

unsuccessfully, from Bruce McClure, head of the County Public Works department. A lot owner who is a professional highway engineer with the Arizona State Highway Department has offered advice based on drawings and photographs of the area. It was his suggestion immediately to put up barriers, which were promptly stolen.

Bob said he plans to hire a contractor and crew to complete the project, hopefully with concrete being poured within a week.

Gary Dalton said he lives on 39th, and footings and rebar are needed. He said it would be nice to have a tractor dig out drains on the sides of the road.

Bob said that rebar will be used. He said he would also like to install culverts on 40th Ave. and is hoping that the Army Corps of Engineers will assist in addressing this area, perhaps next summer.

New Business

Road Manager Replacement: Glenn said Bob is considering hiring Watkins Paving. Glenn will discuss with Stuart Oda the legal concerns of hiring the contractor, who sued OLCA in the past. Steve said that Barbara has advised against hiring Watkins.

Gary Dalton recommended asking Dave McCrary to be Road Manager.

OLCA Files: Jerry said that Lily has told him there are many documents which need to be filed by TMK in the lot files, which are currently being stored at Barbara Arthur's home. He asked the Board to expand the job description of Lisa Johnson, Lily's replacement as Records Keeper, and possibly Karen Doom to include filing. The Board agreed to ask these contractors to assume this task.

Coqui Grant: Sherri said that she has received a \$3000 grant for spraying for coqui along 39th from Laniuma to Pohaku Dr. and additional lots in the area, upon request. She has sprayed once, and has booked the sprayer for August 9-14 and for the end of September.

She said more grants are available.

Playground Equipment: Sherri offered to write a thank-you letter to Chris Foulger for donating commercial-quality playground equipment to the Association. The Board plans to install the equipment on the Community Lot.

Adjournment: The meeting was adjourned at 7:35 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Sherri Carden, Corporate Secretary

Motions Log 7-26-06

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