

**Minutes of the Orchid Lake Estates Annual Meeting  
October 28, 2023**

The Annual Meeting of the Orchid Lake Estates Homeowners Association was called to order at 10:00 a.m. by Michael Mull, President. Present for the meeting were the following Board members: Michael Mull, Corinne de Jesus, Vice President, Richard Cromwell, Treasurer, Brian Steele, Director, and Hope Goza, Secretary.

Three proxies were received prior to the meeting:

Andrew Perkins for Mike Mull  
Patsy Ferguson for Mike Mull  
Debra Vicars for Hope Goza (verbal)

The following HOA members were also present:

Richard Lehr  
Jordan Wilburn  
Lisa Wilburn  
Harold Watson  
Kathie Cavendish  
Christie Langdon  
Prentiss de Jesus

Mike Mull welcomed everyone to the Annual Meeting and requested that respect be shown to all members when discussing concerns.

**Approval of the Minutes**

The first item of business before the Board was approval of the minutes for last year's Annual Meeting. Brian Steele made a motion to waive the reading of the minutes and approve them as they stand, second by Corinne de Jesus, motion approved.

**Treasurer's Report**

At this point, Mike Mull turned the meeting over to Richard Cromwell to present the Treasurer's Report. Hard copies of the budget information were shared with all members present. Rick explained in detail the various line items listed, which included the following:

- The treatment of the lake was completed in 2023. The Board is continuing to monitor the growth of bur-reed and water shield and will treat as needed.
- Since all the estimates received by the Board for upkeep of our common areas was in double the amount budgeted, the Board, through the donation of a riding lawn mower by a resident, allowed the Board to cut costs by paying volunteers \$50 an hour to handle the upkeep.
- The money spent on the traffic signage was covered through other funds and the sale of the tractor.
- Money is allocated for the roads, but there is concern that with increasing inflation, this money may not be sufficient to cover the cost of doing all the roads.
- The Board approved the purchase of additional carp for next year.
- Due to two County tax sales this year, the Board should receive \$1,052 from a lien on property previously owned by Erlina Barrett and approximately \$3,200 dollars from the sale of Steve Salmon's property. A brief discussion was held on the fact that whoever has purchased the Salmon property will need to purchase an additional lot owned by OLE since that lot contains the septic system for the property. Since the single lot sold for \$30,000 at the tax sale, the Board's hope is to raise \$25,000-\$30,000 for the lot that OLE owns.
- The list of individuals who have not paid dues for this year and/or have a lien against their property was reviewed.
- The Board is hoping to not raise dues for the next two years even though with the cost of inflation, costs for upkeep have been steadily increasing.

On motion by Richard Lehr, second by Christie Langdon, the Treasurer's Report as presented was unanimously approved.

## **OLD BUSINESS**

### **Review of Items Accomplished During 2022-2023**

As members entered the meeting, they received a list of key items accomplished since last year's meeting. The floor was then opened for questions.

- Kathie Cavendish asked if it was possible to get a quote for the costs involved if our dam ever becomes a high risk. At that point, a lengthy discussion ensued concerning traffic count; potential of closing the road over the dam to traffic; restricting delivery vehicles from using the road over the dam; which surrounding roads are impacted by our dam and how they are impacted by heavy rainfall. At the conclusion, Hope Goza offered to contact the current dam

engineer to see if he could give us a potential cost so that we can begin allocating funds as necessary.

### **Upkeep of the Common Areas**

Regarding the upkeep of the common area, Kathie Cavendish indicated that her nephew who is in college may be interested in helping with the mowing. It was explained that OLE wants volunteers to use our equipment. Volunteers must sign a release which would protect OLE against any claims or damages. Jordan Wilburn asked what would happen if someone wanted to use their own equipment. The Board said they would consider paying more to the volunteer in that case. A lengthy discussion then ensued on the length of time needed to mow all common areas.

Lisa Wilburn asked about treating the Gold Beach to keep the grass down. Jordan Wilburn offered to research if there is a better sand to use that might keep grass under control. He will notify the Board on what he discovers. Kathie Cavendish asked that if more sand is delivered that the trucks who back on her property be more careful. Mike Mull assured Kathie she would be notified if the Board decides to order more sand.

### **No Trespassing on Private Property**

A brief discussion was held on individuals who have been driving through the Wilburn's property to get to New Line Road.

### **Status of Traffic Signage Installation**

Mike Mull briefly explained to those present the current status of the traffic signage project. The Board used a certified Traffic Engineer to determine where and what signage was needed to allow OLE to turn the roads over the County for law enforcement purposes. At this time, all signage, poles, and brackets have been purchased. Installation will occur in March-April of 2024. At that time, the Traffic Engineer will certify the signage and notify the Commonwealth and the County so they can begin patrolling the roads. Residents will be kept up to date on the progress and how to notify the County regarding traffic violations.

## **NEW BUSINESS**

### **Ratification of Amendments to the Bylaws**

Mike Mull informed that members present that the Board had approved the amendments to the Bylaws and was now asking for ratification by members before moving forward with filing the Bylaws with the Commonwealth.

- Jordan Wilburn asked why the Board was limiting the use of gas golf carts and also had concerns about lights on the carts. It was explained that gas golf carts can be modified to have extremely loud exhausts when operating. A brief discussion followed. Mike Mull then informed Jordan that he is able to apply for an exemption to allow the use of the gas golf carts currently owned by the Wilburns. Jordan was also informed that the use of the utility vehicle would not be permitted on OLE roads since it is similar to ATVs.

On motion by Prentiss de Jesus, second by Christie Langdon, the bylaws were unanimously ratified by the membership.

### **Fishing Restrictions**

Mike Mull turned the meeting over to Rick Cromwell. Rick explained there were concerns with the size of fish in the lake and how many fish should our lake contain. He presented documentation from the Department of Wildlife that suggested we should consider fishing out more than just the crappie.

At this point, Prentiss de Jesus felt this question should have been brought to him first as Chair of the Environmental Committee rather than being presented at the Annual Meeting. Rick indicated that he was just opening a discussion into the matter. There was then a lengthy discussion on previous information provided by Dr. Crosby several years ago and where fish are spawning within the lake. Prentiss indicated that there was a plan to count the fish next year in June/July and then decide what fish can be removed to improve the integrity of the lake.

There was discussion with multiple members concerning the stunted growth of the fish caught into the lake. There is a feeling that we have more predator fish which are preventing us from having a bass lake. Hope Goza asked about the plan Prentiss was referring to. He explained that it was not a written plan that had been shared with the Board. Mike Mull asked if Prentiss could prepare a plan for the Board to review.

### **Refresh of the Front Entrance**

The redesign of the front entrance was briefly discussed. Hope Goza shared a picture one of the type of signs being considered – a black wrought iron sign that would be in the shape of our heron logo. Members present were pleased with the design and supported that type of signage for the front entrance. Mike asked that anyone interested in volunteering to help with the refresh contact a Board member or email [OrchidLake1@gmail.com](mailto:OrchidLake1@gmail.com).

## **Workday**

The Board is interested in holding a workday either on November 4 or 11. The main focus of the workday would be repairing the roads, removing downed trees, and cutting back trees on the backside of the dam.

Kathie Cavendish asked that the Board consider addressing the branches that are now hanging over the roads which could become a hazard this winter. Mike suggested that we ask owners of the properties to trim the branches. There was also discussion on hiring someone to come and trim the branches.

Additionally, Kathie brought up that there were five boats still remaining on the boat launch. All boats must be removed in early October. The Board will notify the owners of the boats and also post signage at the mailboxes and in the newsletter.

Hope Goza requested that the Board consider putting speed bumps on Pike Street since vehicles routinely speed on the stretch of road from Angle to Bass. She explained that she witnessed a resident attempting to walk their dog when vehicles going in both directions refused to yield, forcing the dogwalker into the bushes on the side of the road. The consensus seemed to be that speeders would simply drive off the side of the roads to avoid the speed bumps.

On motion by Prentiss de Jesus, second by Christie Langdon, the motion to adjourn the meeting at 11:27 a.m. was unanimously approved.

Respectfully submitted,  
Hope Goza, Secretary