

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Tuesday, January 13, 2009 – Grand County Public Library

Board members present: Marc Thomas, Kendra Perkins, Connie Baty and Chris Ensworth. Mike Stringham was absent. Homeowners in attendance were Billy Provonsha, Penny Lawton and Victoria Fugit.

Marc Thomas moved and Kendra Perkins seconded a motion to approve the December 9, 2008 minutes as amended and presented. The motion passed unanimously.

Treasurer Connie Baty reported the Association had \$10,799.59 as of December 31, 2008 in its checking account and all bills had been paid. Marc Thomas said he had checked the Association's accounts and as of January 12, 2009 the checking account had a balance of \$28,772 and had reserves in CD's in the amount of \$32,810. Marc Thomas will work with the CPA to determine a process for paying the Association's utility and insurance bills electronically. Connie Baty will be responsible for seeing the bills are paid on time. Contractors will be asked to mail their bills to the Association mailbox by the 30th of the month and the Association will pay its bills by the 10th of the month. Marc Thomas reported the Association had two CD's coming due in February and March and the Board may want to invest them for a shorter term to aid cash flow for the spring Reserve projects.

Vicki Fugit shared the Landscape Committee's concerns on communicating with the board regarding the 400 North entrance project and other Common Area issues. To prevent future damage to the buildings or fencerow, the committee has recommended that the cottonwoods behind Building 14 and the corkscrew willows behind Buildings 10&11 be removed before they begin budding this year.

Kendra Perkins reported that Jim Davis had trimmed the trees along 400 North. She said Dave Cozzens will complete the dirt work in the spring. Kendra Perkins will be the Board's liaison with the Landscape Committee. Chris Ensworth made a motion to authorize Kendra Perkins to proceed with the work to complete landscaping from Building 17 to 400 North, including contracting with Ed Stone to install the drip system; Dave Cozzens to do the dirt work; digging holes for plants and the traffic mirror; purchasing and transplanting plants to the area in the spring; and installing ground cloth and perma-mulch in the area and along the RV screen. Connie Baty seconded the motion. It passed unanimously.

Marc Thomas moved and Connie Baty seconded a motion for Chris Ensworth to proceed and purchase a drain cover to meet new federal regulations for the swimming pool. The motion passed unanimously. Kendra Perkins moved and Connie Baty seconded a motion for Chris Ensworth to obtain no more than 10 new cover caps for sprinkler valves. The motion passed unanimously.

Chris Ensworth made a motion for Marc Thomas to call the four homeowners who have not submitted proof of insurance, which will be followed up with an enforcement letter if the situation is not resolved. Marc Thomas seconded the motion. The motion passed unanimously.

The Board took no action on a Bereavement policy, since further research concluded it could not legally waive assessments. The board tabled until the next meeting the consideration of by-law amendments that:

1. Authorize the board to hold closed executive sessions for legal matters.
2. Require board meeting attendance by Trustees.

The board also tabled until the next meeting the possibility of retaining an attorney to review its documents and represent the Association in any legal matters that might occur in the future.

The meeting was adjourned.