

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Thursday, March 12, 2009 – Grand County Public Library

Board members present: Marc Thomas, Chris Ensworth and Mike Stringham. Connie Baty was absent. Homeowners in attendance: Bill Topper, JoAnn Simbeck, Chairwoman of the Landscape Committee and Victoria Fugit.

Marc Thomas moved and Mike Stringham seconded a motion to approve the February 11, 2009 minutes as presented. The motion passed unanimously.

Chris Ensworth made a motion to appoint Bill Topper to fill the vacancy on the Board of Trustees created by the resignation of Kendra Perkins. The board position will be open for election at the October 2009 annual meeting. Mike Stringham seconded the motion. It passed unanimously.

President Marc Thomas reported all of the Association's bills had been paid. As of March 12, 2009 the Association had \$13,150 in the checking account, \$12,181 in savings and \$20,750 in Certificates of Deposit.

Marc Thomas reported he had spoken with the Legal Assistant for Attorney Chris McAnany and he is available to review the legality of our governing documents and represent the Association in any future legal matters. He will need the names and addresses of all Board members to insure there are no existing conflicts of interest and electronic copies of the association's governing documents. His rate is \$225 per hour.

The Board decided to contact the two remaining homeowners who had not submitted proof of homeowner's insurance one more time before leveling a fine.

JoAnn Simbeck, Chairwoman of the Landscape Committee, reported the committee was recommending four Cleveland Pear trees be selected to replace the cottonwoods and mulberries that had been removed at Buildings 14 and 16. The board took no action on the recommendation until the cost to plant the trees could be determined and it could verify that the tree species selected for the area was appropriate. The landscape committee is also willing to chemically treat tree stumps in the common area so they will disintegrate, she said. The committee is also sweeping off the decorated concrete on 500 West. The next steps leading to the completion of the beautification project on the first 70 feet of property line on 400 West will begin shortly. The Board approved the committee's recommendation to remove two bore-infested trees at 453 Alberta Ct. The Board tabled a decision on removing the remaining five mulberries in the common area.

Chris Ensworth made a motion to hire a gardener to weed the area around the swimming pool, the flower patches in the common area near the pool, the RV parking lot and the area west of the RV lot, at a rate of \$15 per hour. Marc Thomas seconded the motion. It passed unanimously. The Board did not make a decision on hiring a contractor to maintain the sprinkler system for the season.

Chris Ensworth reported that the courtyard gates had been painted and repaired. She said the stucco repair should be completed within the next two weeks. She reported a different size anti-suction grate had to be ordered to meet with the health inspector's approval. The new grate costs \$300 less. The company issued a full refund on the first grate and pool chemicals and tools had been purchased for the season with the savings. She estimated the pool repair would be completed within two weeks.

Mike Stringham reported that Jeff Phillus had recommended constructing a swale between Buildings 13 & 14 and continuing it north behind Building 13 to the spillage ditch on the Downard property.

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Mr. Downard had told representatives of the Board previously that the spillage ditch had been the spillage ditch for the Orchard Villa property since the irrigation system was developed. The drainage ditch would also need to be cleaned. Homeowner and civil engineer Jeff Phillus estimated the cost of the project at about \$5,000, Mike Stringham said. Chris Ensworth made a motion to hire Russell Engineering to engineer the swale to mitigate the drainage between Buildings 13 & 14. Marc Thomas seconded the motion. The motion passed unanimously.

Mike Stringham made a motion to keep the swimming pool open until 10 pm at night during the season. Bill Topper seconded the motion. It passed unanimously.

The meeting was adjourned.