

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Wednesday, April 8, 2009 – Grand County Public Library

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

Bill Topper moved and Marc Thomas seconded a motion to approve the March 12, 2009 minutes as presented. The motion passed unanimously.

President Marc Thomas said as of April 8, 2009 the Association had \$20,886 in the checking account after the payment of bills, \$12,183 in savings and \$20,781 in Certificates of Deposit. Treasurer Connie Baty presented \$4,432 in bills to be paid. Marc Thomas moved to approve the bills presented. Connie Baty seconded the motion. The motion passed unanimously.

Connie Baty made a motion, and Marc Thomas seconded it, to accept the recommendation of the Landscape Committee that three Cleveland Pear trees be planted for shade behind Building 14, to replace the two cottonwood trees that were removed, and to also plant two crab trees for shade by the patios of the units at 489 and 497 North Hale. The motion passed unanimously.

JoAnn Simbeck reported all the plants on the 400 North beautification project have been planted, except one. The Landscape Committee is now waiting for the drip system to be installed in the first 70 feet. Marc Thomas made a motion, seconded by Bill Topper to accept an offer from Ed and Madeline Quayle to provide a park bench for the 400 North project. The motion passed unanimously.

The Board approved the Landscape Committee's recommendation to plant a shade tree in the common area on the Northwest side of the pool pump house. Bill Topper requested that the Landscape Committee develop a comprehensive plan that looks at removing five trees from the southwest side of the swimming pool, which are causing maintenance problems, and replacing them with three good shade trees that are appropriate for the area. The Board concurred in his suggestion and so directed the landscape committee.

Connie Baty made a motion and Marc Thomas seconded it to hire Jim Davis to remove volunteer elm saplings growing in the common area. The motion passed unanimously. The Board approved a request from the Landscape Committee to purchase flowers for the pots by the swimming pool. The total cost is not to exceed \$75.

Bill Topper made a motion, seconded by Connie Baty to approve a request from Billy Provonsha to plant a flower bed on the Northwest side of her unit at 654 W Hale. Any sprinkler alteration will be completed at homeowner expense. The motion passed unanimously.

Marc Thomas stated he had not followed up with the Association Attorney. He did report that he expected to have the Association's website updated with current information by the end of the week.

Chris Ensworth reported that the gates in the phase 1 buildings had been repaired and painted and the stucco repairs had been completed.

The anti-entrapment grate has been installed in the swimming pool and approved by Health Inspector Jim Adamson, Chris Ensworth said. She said the men's bathroom door would be replaced after Jeep Safari. She said the swimming pool's liner looked in good shape overall. There is a small crack near the exit ladder in the deep end and the liner exhibits wear on the entry steps in the shallow end. She said the Board should plan to have the liner replaced in about four years.

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She also noted the broken deck concrete was not repaired at the shallow end entrance because it is a special concrete “Cool Crete” which does not get hot from the sun and has a ground wire in it. She recommended an experienced swimming pool contractor repair it when the pool’s liner is replaced. She also said a valve on the pool’s pump system was not operating correctly. Marc Thomas made a motion, seconded by Connie Baty to hire Riverside Plumbing to repair the pump valve. The motion passed unanimously. Marc Thomas made a motion, seconded by Bill Topper that Mike DeClerq be hired as the pool operator for the season at \$50 per day, seven days a week from May 15 through September 13, 2009. Audie Harper will work with Mike DeClerq to ensure the pool is operated to meet health department requirements. The motion passed unanimously.

Chris Ensworth told the Board the drainage project at Building 13 and 14 had run into another setback. She said now there was a difference of opinion among members of the Downard family and they are not willing to allow the Association to dump storm water into the spill ditch on the North, unless the Association purchases an easement. Bill Topper suggested the Board explore the option of retaining a plumbing company to be on call to pump the excess stormwater on an as needed basis.

The meeting was adjourned.