

**Orchard Villa Townhomes Homeowners Association Minutes**  
**Board of Directors**  
**Tuesday, May 12, 2009 – Grand County Public Library**

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

Marc Thomas moved and Bill Topper seconded a motion to approve the April 8, 2009 minutes as presented. The motion passed unanimously.

Marc Thomas reported the sprinkler system was operational, but that six sprinkler valves and one controller had to be replaced on the sprinkler system at a cost of \$2,800. He made a motion to approve the bills presented and Bill Topper seconded the motion. It passed unanimously. Treasurer Connie Baty reported as of May 12, 2009 the Association had \$18,178 in the checking account after the payment of bills, \$12,184 in savings and \$20,795 in Certificates of Deposit.

JoAnn Simbeck, Chairwoman of the Landscape Committee reported the committee will weed and spread wood chips on the RV screen line and the 400 North entrance the weekend of May 16. She said the committee was recommending that no trees be removed from the common area between the pool and Building 5 since they were healthy and provided shade. She also told the Board that Moab Optical was willing to remove three mulberry trees on North Hale at its expense, including filling in the holes and replacing the sod. The Board took no action on the committee's recommendations.

Catherine Shank asked permission to put in a 12-foot bush row extending from the end of her unit that would serve as a privacy screen for her back patio. The board made no decision on the matter, pending a formal submission of the request with the required neighbor and maintenance sign-offs.

Marc Thomas reported the Association's website had been updated and now provided access to the Board's meeting minutes, the minutes of the Annual meetings, and newsletters, as well as the Association's insurance. The revised and updated Association rules, and its enforcement, fines and collection policies had also been posted.

Chris Ensworth reported the RV fence line had been repaired. She said the swimming pool would open May 15 and the new men's bathroom door had been installed. The Board decided to have the pool closed for cleaning from 6 am to 8 am in the morning, with it then open until 10:00 pm at night. Chris Ensworth said the pinholes in the pool cover were now seeping enough water that it made it difficult to operate and recommended the cover be replaced. She had one estimate of \$1,650 from Pool Cover Specialists in Salt Lake. Connie Baty will obtain a second bid from Desert Splash. Mike Stringham made a motion to have the pool cover replaced and to accept the lowest bid. Marc Thomas seconded the motion. It passed unanimously.

Mike Stringham will contact Keogh Contracting to obtain an estimate on installing a swale between Buildings 13 & 14 and behind Building 13 to carry water away from the street during heavy rains. He showed the Board an illustration of the traffic mirror he had selected to be installed on the 400 North entrance. Chris Ensworth made a motion to purchase the \$274 mirror and have it installed. Connie Baty seconded the motion. It passed unanimously.

The Board tabled the items under new business until their next meeting. The meeting was adjourned.