

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Tuesday, June 9, 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.

Mike Stringham moved and Connie Baty seconded a motion to approve the May 12, 2009 minutes as presented. The motion passed unanimously. Marc Thomas made a motion to approve the bills presented and Connie Baty seconded the motion. It passed unanimously. Treasurer Connie Baty reported as of June 8, 2009 the Association had \$11,380 in the checking account after the payment of bills, \$12,186 in savings and \$20,795 in Certificates of Deposit.

The Association has one homeowner who is over 60 days past due on assessments and the homeowner has not responded to the late notice mailed last month, Marc Thomas said. A second late notice will be sent to the homeowner by registered mail requesting that the account be brought current.

Marc Thomas reported the Association has retained the services of Chris McAnany to review the Association's governing documents and represent the Association in legal matters. He will not charge a retainer and his hourly rate is \$225.00 per hour.

Mike Stringham said he would meet with 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 believes the work can be completed within a couple of weeks. Bill Topper expressed concern we would be building a pond, which would eventually silt in since the water had nowhere to go. Mike Stringham said the traffic mirror on 400 North would also be installed in the next couple of weeks.

Chris Ensworth said the new pool cover had been installed and the cover would probably have to be replaced every three years. She said homeowner Gary Walters had inspected the pool liner and said it was in good shape. He said when the plaster started chipping away, discoloring, and cracking that it would be time to replace it. Chris Ensworth said she had received estimates ranging from 7 years to 20 years on the life expectancy of the pool liner. The current liner is 13 years old. Mike Stringham moved and Marc Thomas seconded a motion to have commercial door closures installed on the bathroom doors at the pool for an estimated cost of \$240. The motion passed unanimously. The board tabled any action on requiring a liability waiver from homeowners to use the pool, until the attorney could review it.

JoAnn Simbeck reported that all the plants for the 400 North landscape project had been planted and ground cover and wood chips spread. She said arrangements would have to be made to transplant the arbor vita trees from the RV screen line to the rest of the 400 North entrance. She also said Catherine Shank had asked that her request to plant a privacy screen for her back yard patio be withdrawn.

Chris Ensworth told the Board that the tree on the South fence corner of the common area was pressing against the fence and we had three broken fence poles near it that needed to be replaced. She also noted there was a dead tree at 675 W Hale and between Buildings 11 & 12, along with a dead pampas grass. The Board agreed to have Connie Baty contact Jim Davis about the feasibility of removing the trees and pampas grass, as well as the trumpet vine at Alberta Court and West Hale that is growing next to the sidewalk. The Board approved a motion by Marc Thomas and seconded by Connie Baty to pay a bill to repair a broken outside faucet at 676 W. Hale, which had been used by the Landscape Committee on the 400 North project. Board members Thomas, Baty, Stringham and Topper voted in favor of the motion and Ensworth voted no.

Marc Thomas reported he had sent a letter to the city dog catcher asking him not to patrol Orchard Villa, since we have our own rules governing pets and the common area and streets are private.

Connie Baty will contact the Grand Center for a date for the annual meeting in October. The Board will meet for a budget work session June 19. The meeting was adjourned.