

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

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

Mike Stringham made a motion, seconded by Marc Thomas to approve the September 9, 2009 minutes as presented. The motion passed unanimously. President Marc Thomas reported as of October 13, 2009 the Association had \$25,633 in the checking account and all HOA bills were current. The Association has \$12,192 in savings and \$20,938 in Certificates of Deposit. Chris Ensworth made a motion to transfer money from savings and add it to a \$5,313 Certificate of Deposit that was renewing to form a \$10,000 CD at a rate of 1.9 percent for 27 months. Marc Thomas seconded the motion and it passed unanimously.

Marc Thomas will check with the Association attorney to clarify if the Association must file an additional lien for overdue assessments or if the perpetual lien on assessments in the Covenants is satisfactory. Chris Ensworth reported that three homeowners were overdue in providing their proof of insurance.

Keogh Land Surveying has begun the underground utility survey of the proposed easement for the storm drainage pipe between Building 13 & 14, Chris Ensworth reported. She said it is waiting to complete the survey until after the rafting company installs a new septic system.

The Landscape Committee presented a revised draft of the Landscape Change Form for comments from the Board. Several minor suggestions for changes were made. Craig Hibberd will make the changes and email a draft to the Board members for final comment. The form will be used by homeowners to request changes in the common area landscaping. Request for changes will be reviewed by the Landscape Committee and then forwarded with its recommendations to the Board for final approval.

Chairman of the Landscape Committee JoAnn Simbeck summarized several recommendations of the committee to the Board. The committee recommended treating two maples on Alberta Court with chelated iron to see if they recover from chlorosis by spring. It also recommended that a third dead maple be removed in the spring and if the two treated trees do not recover by then, a decision on their removal and replacement would be made. The Board concurred with the committee's recommendation.

The Landscape Committee recommended that the three remaining mulberry trees on North Hale not be removed until next spring. The committee wants time to advertise for someone to take the trees for free, dig them out and remove them at their expense. The Board agreed to the committee's recommendation.

Chris Ensworth made a motion to accept the Landscape Committee's recommendation to postpone transplanting the arbor vitas in the RV screen line until spring and to purchase 20 five-gallon photinias for no more than \$40 each as replacements. Marc Thomas seconded the motion and it passed unanimously. The Landscape Committee will develop a plan for the placement of the arbor vitas at the 400 North entrance by January.

The Landscape Committee recommended the Board refrain from addressing issues within the gated courtyards. Chris Ensworth noted every homeowner has granted the Association a right of access to courtyards to conduct repairs per the Covenants and the Board had to have access to see what repairs were needed.

The Board discussed revisions to the preliminary draft of the 2010 budget and plans for the annual meeting.

The meeting was adjourned.