

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Wednesday, November 11, 2009 – Grand County Public Library

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

Marc Thomas made a motion, seconded by Mike Stringham to approve the Board minutes of the October 13, 2009 and October 24, 2009 meetings and the October 24, 2009 Annual Meeting. The motion passed unanimously.

Treasurer Connie Baty made a motion to approve the \$4,953 in bills presented. Marc Thomas seconded the motion and it passed unanimously. President Marc Thomas reported as of November 11, 2009 the Association had \$21,742 in the checking account, before the bills just approved cleared the bank. The Association has \$12,194 in savings and \$26,009 in Certificates of Deposit.

Chris Ensworth said the Association had received its renewal policy for the association's insurance. The new premium comes to \$19,644. Discussion ensued among the board members on ways to save on the policy, such as raising the deductible. The association's current insurance deductible is \$5,000. Marc Thomas will meet with the agent to review the policy and explore options for saving on the premium. Chris Ensworth also reported that two homeowners were overdue in providing their proofs of insurance.

Craig Hibberd presented a preliminary proposal to the Board for landscaping the area west of the swimming pool, including transplanting the cedars from the RV screen. Board President Marc Thomas estimated the initial costs to prep the area at \$850. Mr. Hibberd said the Landscape Committee understood money was tight, so they were also looking for ways to save money. The committee is thus recommending the Board take steps to reduce landscape watering expenses, thereby cutting usage by 20 percent over three years.

Bill Topper noted that eliminating one day of watering per week would nearly achieve that goal. He also suggested the Board measure the amount of water each sprinkler was spraying, map out the dry and wet areas, and adjust the sprinklers accordingly. He made a motion for the Board to institute a water conservation plan that has a goal of achieving a 20 percent reduction in landscape water usage within one year and to enlist the help of homeowners in conserving household water use. Mike Stringham seconded the motion and it passed unanimously.

Mr. Hibberd added that the Landscape Committee would continue fine-tuning its proposal for landscaping the common area west of the pool. Marc Thomas said that he would set up a meeting between the committee and interested board members to learn more about the proposal.

The Board spent the remainder of the meeting fine-tuning the proposed 2010 budget. It suggested balancing the expected increase in the insurance premium by reducing the size of the contingency fund in the Operations and Maintenance budget. As it now stands, the Association's 2010 budget would necessitate a 5.5 percent increase in assessments next year. Marc Thomas noted the current Reserve Fund Calendar does not reflect the future costs of replacing curbs and gutters, nor improvements on 400 North to remove the rock and replace it with a sidewalk and stamped concrete. The Board decided to postpone consideration of adding these projects to the reserve budget until next year. The latest draft of the budget will be emailed to homeowners. They will also have the opportunity to comment on it at the December meeting, prior to the Board vote on approving the 2010 budget.

The meeting was adjourned.