

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Wednesday, September 9, 2009 – Grand County Public Library

Board members present: Marc Thomas, Mike Stringham, Connie Baty, Chris Ensworth and Bill Topper. .
Homeowners in attendance: JoAnn Simbeck, Billy Provonsha, Craig Hibberd, and Charlie Mackey.

Prior to the meeting JoAnn Simbeck, Chairwoman of the Landscape Committee, requested on behalf of the committee that the Board hold a working meeting with it to determine a universal process for reviewing and implementing changes to the common area, and that the Landscape Committee be consulted on any requested changes to the common area before they are made. The Board agreed to meet with the Landscape Committee on Wednesday, October 7 at 3 p.m. in the library boardroom.

Marc Thomas made a motion and Connie Baty seconded the motion to approve the August 12, 2009 minutes as presented. The motion passed unanimously. President Marc Thomas reported as of September 9, 2009 the Association had \$12,651 in the checking account before the current bills had cleared; \$12,191 in savings and \$20,933 in Certificates of Deposit.

Marc Thomas reported all assessments were current. Chris Ensworth reported there were five homeowners who had yet to submit their current proof of insurance.

JoAnn Simbeck presented a list of groundskeeping items that the Landscape Committee recommended taking action on before the end of the year. Chris Ensworth reported that Jim Davis would transplant the arbor vita trees from the RV screen to 400 North in October. Ed Stone has said he will install an additional water line and emitters along 400 North at no additional cost. The Landscape Committee will research the cost of replacement photinias for the RV screen. Chris Ensworth made a motion to hire Jim Davis to repair a broken sprinkler line behind Building 2. Mike Stringham seconded the motion. The motion passed unanimously.

Chris Ensworth reported that Keogh Surveying was scheduled to perform the underground utility survey on September 8th as part of the North Hale storm drain project, but had not shown up and she had not been able to contact them.

Chris Ensworth made a motion to approve a request by the Landscape Committee to place two park benches east of the swimming pool on temporary pavers. Marc Thomas seconded the motion and it passed unanimously.

In response to a petition presented to the Board and signed by homeowners representing 20 units at the Board's previous meeting, Connie Baty made a motion to "grandfather in" the two corkscrew willows and all other trees in the common area east of the swimming pool to a straight line running from West Hale to within ten feet of the back of Building 5. "Grandfathering in" is defined as a pre-existing condition before the Association's current rules were put into place, so the rules do not apply. However, the Board retains the responsibility for maintenance and management of the common area and to address issues that impact infrastructure and safety. Mike Stringham seconded the motion. Marc Thomas, Connie Baty, and Mike Stringham voted in favor of the motion, while Chris Ensworth voted against it. Bill Topper had to leave the meeting before the vote was taken.

Marc Thomas presented the Board with a preliminary draft of the 2010 budget. The Board will meet Wednesday, September 16 at 10 am for a budget work session at 430 Alberta Court. The Board will mail out assessments and a newsletter by September 15 and do a separate mailing for the annual meeting.

The meeting was adjourned.