

Minutes - Orchard Villa Townhomes Homeowners Association
Board of Directors
Monday, September 15, 2008 - 3 p.m. Grand County Public Library

Board members present: Marc Thomas, Mike Stringham, Connie Baty, Kendra Perkins and Chris Ensworth.

Homeowners in attendance: Bob Silver, Bill Topper, Sue Noah, JoAnn Simbeck and Vicki Fugit.

Mike Stringham moved to approve the July 16, 2008 minutes as presented. Kendra Perkins seconded the motion. The motion passed unanimously.

Treasurer Connie Baty reported the Association had a checking account balance of \$2,998 and \$31,641 in Certificates of Deposits. Marc Thomas suggested the Board consider rolling over one of its CD's to Mountain America Credit Union at 3.3 percent for six months. He noted the Association's Reserve Study planned for a three percent rate of return. The current rate offered by Wells Fargo for a six month CD was 2.6 percent. Marc Thomas moved the association roll over the current CD to Mountain America. Mike Stringham seconded the motion. It passed unanimously.¹

Mike Stringham moved that all bills presented for payment be paid and Kendra Perkins seconded the motion. The motion passed unanimously. The Association is current on all of its bills.

Marc Thomas said he had purchased the "Coffee Cup" software for the Association's website, but it had not been updated for several months. Marc Thomas promised to do better. Board members suggested that safety suggestions and hints on how to detect for signs of termites be added to the site. Kendra Perkins also reminded the Board they had said they wanted to keep renters in the information loop. It was suggested the Board post the quarterly newsletters on the mailboxes as one way to do so.

Chris Ensworth told the Board the sprinklers have been moved away from Buildings eleven and twelve to protect the stucco, Kendra Perkins said a sprinkler also needed to be moved away from Building six. Chris Ensworth reported that Jim Davis had pruned the trees in the common area and he was very concerned about the damage being caused to the trees by the trimming. The Board unanimously agreed to tell Rich Relph not to trim around the trees, but to cut weeds growing in driveways and sidewalks. Chris Ensworth said the doorjamb and garage trim had been painted. She noted Mike Newman had bid to paint 55 doors, but painted over 78; and bid to paint 40 garage trims and painted over 50 at no additional charge.

Kent Alcorn had completed his review of the swimming pool and the possibility of installing solar heating. Chris Ensworth reported he concluded he did not know of any local contractors experienced in dealing with PVC piping and his experience was with copper. She said Mr. Alcorn estimated the cost of installation of solar panels to heat the pool at around \$5,000.

¹ Subsequently the CD was left at Wells Fargo Bank for the next five months, since the association would have had to pay a membership fee to open a new account at Mountain America and the net increase in revenue would have been only \$20.

Marc Thomas said there had been many favorable comments on the pool this season and it had received a lot of use. Chris Ensworth said the pool had been closed for the season, chemicals added for the winter, and furniture stored. Marc Thomas made a motion to purchase a vacuum override switch for the pool pump next season, to comply with the state requirement, rather than installing a second drain. Mike Stringham seconded the motion and it was passed unanimously.

Mike Stringham reported to the Board that Moab City Engineer Dan Stenta has looked at the drainage problem on North Hale and suggested several possible solutions including: inspecting the leech line and making sure it had been installed properly; adding additional leech lines; enlarging the concrete cisterns; adding a concrete ditch between North Hale and the first cistern. The Board asked Mr. Stringham to obtain cost estimates on the proposed solutions.

Marc Thomas reported that a representative from the Association's insurance company was scheduled to visit next week and perform a loss assessment on Orchard Villa. Chris Ensworth reported 14 homeowners had not as yet submitted their proofs of insurance.

The Board scheduled a work session on October 7, 2008 to review and discuss comments from homeowners on the proposed rules and enforcement and collections policy. Marc Thomas said he wanted to present them at the annual meeting, before refining and enacting them in December.

Vicki Fugit and JoAnn Simbeck, representing the Landscape Committee, presented the Board with a list of updated landscape guidelines and a list of issues and concerns in the common area. JoAnn Simbeck told the board there was a range of opinions, but that proper landscaping enhanced the beauty and value of the area. The goal was to also make it cost effective and to minimize maintenance. The Board agreed to review their suggestions at their work session on October 7, 2008.

Chris Ensworth told the Board Carol Klaus would like to install a screen around her patio, like Gary and Cheryl Walters had. The Board agreed, as long as the homeowner paid the cost of moving any sprinkler heads. Chris Ensworth made the motion to approve the request. Mike Stringham seconded the motion. It passed unanimously.

Chris Ensworth made the motion to adopt the proposed by-law amendments (see attached). Kendra Perkins seconded the motion. The motion passed unanimously. The amendments change the annual meeting to October; require all Board Trustees to be current on their assessments and proof of insurance; require that proxies sent to a "Director of the Board" will be distributed among Board members not running for re-election.

Marc Thomas reported that he and Mike Stringham were still giving new information to Allan Gillette to plug into the Reserve Study. The Board agreed they wanted to include a proxy, notice of the annual meeting and a summary of the proposed budget in the mailing with the assessments. The Board will meet September 25, 2008 to stuff the envelopes.

Marc Thomas said if candidates stepped forward to run for the vacancy on the Board he wanted to issue a restricted proxy, which was a combination ballot! proxy. Marc Thomas moved to issue a restricted proxy, Connie Baty seconded the motion. The motion passed unanimously.

The meeting was adjourned.

Approved ___ Unapproved ___ Approved with Changes ___