

**Minutes Orchard Villa Townhomes Homeowners Association**  
**Board of Directors**  
**Tuesday, November 18,2008 - Grand County Public Library**

Board members present: Marc Thomas, Mike Stringham, Chris Ensworth Kendra Perkins and Connie Baty. JoAnn Simbeck was also in attendance representing the Landscape Committee.

Mike Stringham moved and Marc Thomas seconded a motion that all board members continue in their officer positions. The motion was passed unanimously. Marc Thomas will remain as President, Mike Stringham and Kendra Perkins as Vice Presidents, Connie Baty as Treasurer and Chris Ensworth as Secretary.

Marc Thomas made a motion, seconded by Kendra Perkins that Mike Stringham be added as a back up signer to the Associations bank accounts. The motion was passed unanimously. The governing documents require that the President and Treasurer sign all checks. Kendra Perkins and Mike Stringham will be back up signers in the absence of either one.

The minutes of the September 15,2008 board meeting were approved unanimously on a motion by Mike Stringham, seconded by Marc Thomas. Affirmation of the minutes of the October 18, 2008 Annual Homeowners Association was tabled.

Treasurer Connie Baty reported the Association had a checking balance of \$19,264.28. All bills presented for payment were approved on a motion by Chris Ensworth, seconded by Mike Stringham. Connie Baty will speak with Nelson's Plumbing to verify **its** bill for swamp cooler shutdown.

The Board asked JoAnn Simbeck to have the Landscape Committee develop a written recommendation to plant uniform bushes and install a drip system on the 400 North entrance, from the end of the fence at Building 16 to 400 North. Mike Stringham volunteered to cut and trim the trees in the area.

The Board approved the installation of three park benches, one at each mailbox and one on North Hale. The benches were a gift to the HOA from Bob Silver. The Board agreed the benches would serve as a pilot project, to see if residents used them.

Action on installing an additional 200 feet of leech lines at Buildings 13 & 14 was tabled until the December meeting. In the meantime Chris Ensworth will research city standards to determine if the city can help with the situation. New HOA resident and civil engineer Jeff Phillus will examine the area and give the Board his recommendation.

The board instructed Mike Stringham to pursue obtaining a traffic mirror to place at the 400 North entrance.

Marc Thomas will schedule a meeting with the HOA's insurance agent, to discuss increasing the Association's blanket and liability coverage amounts and deductible on the annual policy renewal. The Board also agreed to send letters to nine homeowners who have not submitted proof of insurance and reminder cards to homeowners whose insurance policies are renewing. The Board also agreed to inform the insurance company it would not install the additional street lighting recommended by a recent loss assessment inspection.

The Board scheduled a workshop for December 2, 2008 at 2 p.m. at the Grand County library boardroom to complete work on updating the Rules and Landscape guidelines. The next Board meeting was scheduled for December 9, 2008 at 3 p.m. also at the Grand County library boardroom.

Marc Thomas made a motion to approve the Fine, Enforcement and Collection policies. Connie Baty seconded the motion. The motion passed unanimously.

The meeting was adjourned.

Approved  Unapproved  Approved with Changes