

Minutes -- Board of Directors - April 6, 2008

Orchard Villa Townhomes Homeowners Association

Board Members present: Marc Thomas, Kendra Perkins, Mike Stringham, Chris Ensworth

Mike Stringham told the board Jim Keogh told him Dan Stenta had designed the storm drain system between Building 13 & 14. Mike Stringham said Jim Keogh recommended the Board first repair the coupling joint in the culvert, by sealing the joint and having a cement collar poured around it. After that repair Mr. Keogh suggested the Board also clean out the ditch at the northeast corner to allow water to flow in the spill ditch. If these two adjustments don't solve the problem, Mr. Stringham said Mr. Keogh suggested the Association might have to add additional leach lines. The Board will try to determine if a dedicated spill ditch exists and find a contractor to complete the work.

Chris Ensworth informed the Board she had spoken with Desert Splash and they do offer a service to maintain swimming pools, including daily cleaning (not on Sundays), chemicals, start-up and shut-down, repairs on the pool cover and pump plus parts. The service costs \$1,350 per month. Also they would be willing to clean the pool on an as needed basis, but would need one week's notice.

Motion was made by Chris Ensworth, seconded by Marc Thomas, to hire Jim Davis to maintain the Association's sprinkler system for the season at a rate of \$35 per hour plus parts, at a maximum of two hours per week. The motion passed unanimously.

Marc Thomas made a motion to have Jim Davis clear the northeast fence line for a bid cost of \$3,500. Chris Ensworth seconded the motion. The motion passed unanimously.

Marc Thomas made a motion to have Western Workman apply a second coat of stain to the fence from the eastside of 500 West and the W. Hale fence (eastside) for \$4,800. The repair contract for the fence will include right side of the 500 West entrance, West Hale fence line, North Hale fence, 400 North fence and the fence line separating Buildings 16 & 17. Chris Ensworth seconded the motion. The motion passed with Marc Thomas, Mike Stringham and Chris Ensworth voting in favor and Kendra Perkins voting no.

The Board unanimously agreed to have Jim Davis attempt to repair the RV sprinkler line, by first re-stretching and staking the line and repairing the sprinkler heads.

The Board unanimously passed a motion made by Mike Stringham and seconded by Marc Thomas to help pay for the cost of the fence repair and staining by cashing one of the Certificates of Deposit in the Reserve Fund.

The Board agreed to have Mike DeClerq install a concrete collar on the drainage pipe between Building 13 & 14. Mike Stringham will oversee the work.

Approved Unapproved Approved with Changes _____