

Minutes Orchard Villa Townhomes Homeowners Association
Board of Directors
Thursday, May 8, 2008 - Grand County Public Library

Board members present: Marc Thomas, Connie Baty, and Chris Ensworth
Board members absent: Kendra Perkins and Mike Stringham Homeowners
present: Billy Provonsha and Vicki Fugit

Marc Thomas moved the minutes of the March 29, 2008 and April 6 2008 board meetings be approved. Connie Baty seconded the motion. The motion passed unanimously.

Chris Ensworth moved that bills presented by Treasurer Connie Baty be paid including: \$2,500 from Nelson's Heating for swamp cooler start-up; \$450 for spraying of broad leaf weeds; \$104 for rental of a tamper to repair the drain line between Building 13&14; utilities and insurance. Marc Thomas seconded the motion. It passed unanimously.

Connie Baty reported the CPA's office had been closed all week and she would obtain [mancial reports for the Association next week.

Marc Thomas stated he and Connie Baty would roll over the Association's CD next week.

The Board tabled any action on deciding how to complete a [mancial analysis of the Association's Reserve Fund until the next meeting.

Marc Thomas reported he had contacted the Grand Valley Hospital Service District about tilling the empty field west of the Association property to control Chinch bugs. The issue is on the agenda of the Hospital District Board, but they will not meet until the end of May. Marc Thomas said he had added three links to the Association's website to provide information to homeowners on how to deal with the pests, which are expected to appear in June.

Marc Thomas moved that Desert Splash be hired to start-up, operate and maintain the pool for the month of May. Connie Baty seconded the motion. It passed unanimously. Vicki Fugit said in the past the pool was not opened until the nightly temperatures exceeded 50 degrees.

A general discussion ensued about how to handle the daily opening and closing of the pool, as well as cleaning the restrooms. Marc Thomas will post a notice on the web site asking for volunteers from the community. Vicki Fugit and Chris Ensworth volunteered to prep the restrooms for opening and to help Audie Harper clean the pool cover and pump room. It was unanimously agreed by the Board to ask JD Wilson if he would volunteer to open the pool at 7 am.

Marc Thomas said he had talked to the state health inspector, Jim Adamson, and state law required all swimmers under the age of 14 to be accompanied by an adult. Marc Thomas and Chris Ensworth will meet with Desert Splash to confirm what services are included in their monthly fee. Chris Ensworth suggested obtaining a regulation trash can for the pool, which would hold more trash and make it easier to dump. The Board agreed and Marc Thomas will contact the city to obtain one.

Homeowner Billy Provonsha told the Board the stucco on the west side of her garage was cracking and falling off. Chris Ensworth and Marc Thomas said they would look at it and determine what repair needed to be made.

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Chris Ensworth reported the RV Parking lot had been graded thanks to the volunteer efforts of JD Wilson, Audie Harper and Charlie Mackey. Also she said the repair and staining of the fence lines earmarked for repair had been completed. She noted Audie Harper had also cleared the fence line on the McNeely lot northwest of the complex.

Vicki Fugit reported to the Board there is a program available in conjunction with the city to install solar panels for heating. She said the city is planning to install solar heating on the Marc Building and businesses that join into the program can obtain solar panels at a 20-30 percent discount. She will obtain more information for the Board.

Chris Ensworth reported the city would be hosting information meetings on its new storm drainage ordinance next week at City Hall. The ordinance will levy a \$2 per unit fee per month beginning in June. She said the fee could add up to \$1,700 per year to the Association's utility bill. Connie Baty, Marc Thomas and Chris Ensworth will attend the sessions to get more information.

Chris Ensworth told the Board Walter Johnson, the homeowner reviewing the Association's insurance coverage, will be in town next week and would like to meet with the Board to give his initial report and answer their questions. Mr. Johnson has been an insurance broker for over 30 years in California. Chris Ensworth said Association insurance was an important issue and had been the subject of varying interpretations over the years, she would also like any interested homeowners to also attend. The Board agreed to meet once Mr. Johnson notified them when he would be in town.

Marc Thomas moved and Chris Ensworth seconded a motion to remove the pop machine from the pool. The motion passed unanimously. It was noted the machine had not generated the revenue the Board had hoped and several homeowners had expressed the opinion that it should be removed. Chris Ensworth will contact Pepsi about removing it.

The Board tabled any action on pending bids for additional fence repair, sprinkler lines, and courtyard patio wall repair, until they could review the financial reports and budget.

Chris Ensworth made a motion to appoint Connie Baty as Chairwoman of the Beautification Committee, Marc Thomas seconded the motion and it passed unanimously. Connie Baty will check with Kendra Perkins to determine the status of Jim Davis's work on the RV sprinkler line.

The meeting was adjourned.

Approved ___ Unapproved ___ Approved with Changes ___