

Minutes Orchard Villa Townhomes Homeowners Association

Board of Directors

Tuesday, June 17, 2008 - Grand County Public Library

Board members present: Marc Thomas, Mike Stringham and Chris Ensworth

Board members absent: Kendra Perkins and Connie Baty

Mike Stringham moved the minutes of the May 8, 2008 board meeting be approved. Marc Thomas seconded the motion. The motion passed unanimously.

President Marc Thomas reported the Association had a checking balance of \$13,461.50 and \$32,232.70 in Certificate of Deposits. The Association was current in all of its bills and there were no bills to approve.

Mike Stringham reported he would work with homeowner Alan Gillette to conduct a financial analysis of the Association's future maintenance needs for the Reserve study. The analysis will help determine the amount of money the Association needs to save for future major repairs. He hopes to have it completed in time to present to homeowner's at the annual meeting.

Action on purchasing software for the Association's website was tabled. Marc Thomas will report to the Board at the next meeting after he researches the issue further.

Mike Stringham stated Mike DeClerq would begin maintaining the swimming pool on Monday, June 23. Chris Ensworth reported the Board might want to consider epoxying the swimming pool at a future date. She said according to Desert Splash it could extend the life of the swimming pool liner 6-8 years. She also reported one of the valves on the swimming pool pump needed repair and the Association needed to order more chemicals.

Marc Thomas made a motion to approve a bid from Western Workman to caulk the expansion joints in the swimming pool deck and to repair nine broken poles on the fence line surrounding the hospital property with steel poles. Mike Stringham seconded the motion. It passed unanimously.

The Board approved having protective wells placed around the small trees in the front of units and having the area surrounding the pool and RV parking lot weeded. An update on the landscape maintenance and sprinkler repair was unavailable.

Marc Thomas reported homeowner Walter Johnson had completed his review of the Association's insurance coverage. He said Mr. Johnson recommended the Association increase its blanket coverage from \$13 million to \$16-\$17 million; increase its liability coverage to \$5 million because of the swimming pool. Mr. Johnson suggested the Association could help keep its premium low by increasing its deductible to \$5,000. He also recommended the Association have homeowners sign a liability waiver to use the swimming pool. Mr. Johnson also stated that the Association should require proof of workmen's comp and liability insurance from its subcontractors. The swimming pool liability waiver will be mailed to homeowners at a future date. A request for homeowners to mail proof of current hazard and liability insurance on their units to the Association will be included in the quarterly billing.

Marc Thomas reported the City of Moab will enact a \$2 per unit per month storm drainage fee beginning in July, which will increase the Association's water bill about \$1,700 per year.

Chris Ensworth said in a conversation with city engineer Dan Stenta, he had indicated that Robert Downard's had agreed to an easement across his property, when their sub-division was approved. She said Mr. Stenta indicated the city would be willing to work with the Association and the Downard's to help resolve the drainage problem between Building 13 & 14. She said Mr. Stenta indicated the city hopes at some point in the future to run a storm drain along Riversand Road to the main storm drainage ditch to the north east. She said it would be easier and probably more cost effective for the Association to tie its storm drain into the city's to the north, when it became available. Mike Stringham will continue to work on the project.

Mike Stringham presented an outline of areas of responsibility for standing committees. Appointment of Standing Committees was tabled. The Board will gather at 2 pm June 25, 2008 to mail quarterly statements and the newsletter. The Board will also begin reviewing the rules and developing enforcement, fine and collection policies.

The meeting was adjourned.

Approved X Unapproved __ Approved with Changes __