

Minutes - Orchard Villa Townhomes Homeowners Association

Board of Directors

Wednesday, July 16, 2008 - Grand County Public Library

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

Board members absent: Kendra Perkins

Homeowners in attendance: Judi Simon

President Marc Thomas moved the minutes of the June 17, 2008 board meeting be approved.

Connie Baty seconded the motion. The motion passed unanimously.

Treasurer Connie Baty reported the Association had a checking balance of \$19,000 and \$32,341.38 in Certificates of Deposits. One Association CD for \$11,966.30 has been rolled over into a nine-month certificate at an interest rate of 2.6 percent and a second CD will come due in September, she said.

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

Mike Stringham reported he had not had the opportunity to follow up with homeowner Alan Gillette to begin a financial analysis of the Association's future maintenance needs for the Reserve study.

Marc Thomas said he would test "Coffee Cup" software for the next 30 days to determine if it is a good choice for operating the Association's website. He can use the software free for 30 days. He said it is the second most used website design software and costs \$49 if the Association decides to buy it. He will report the results to the Board at the next meeting.

Sprinklers have been moved away from Buildings One, Two, and Three to protect the stucco, Chris Ensworth said. But there are still problems with sprinklers too close to Buildings 4, 11 and 12. Marc Thomas, Mike Stringham and Chris Ensworth will do a walk through on July 17 to assess the most pressing problems.

An inspection of the common area by Kendra Perkins, Jim Davis and Chris Ensworth highlighted several maintenance issues. Chris Ensworth reported that there are several trees that are planted in areas that don't provide them with enough space or moisture. Also plantings by homeowners sometimes interfere with the sprinkler system and create two zones with different watering needs. Jim Davis has increased the time of sprinklers and is watering at night. She said Jim Davis also noted several areas that had been trimmed improperly and sprinkler heads have to be readjusted and repaired after mowing. The Board approved hiring Terri Ann Tibbets to weed around the pool and the RV parking lot screen for an estimated \$300. Connie Baty made the motion and Marc Thomas seconded the motion, which passed unanimously.

After general discussion the Board agreed they wanted Mike DeClerq to maintain the pool seven days a week. Chris Ensworth reported the Association had received a letter from the Utah State Health Department stating that all pools in the state would be required to have at least two drains or a vacuum override on their pump by the beginning of the 2009 season. She told the board she had spoken with one local hotel owner who had already installed the vacuum override and would

research the cost further. She suggested the Association wait to install it before the pool was started up next year. The Board approved a work order for Western Workman to caulk the swimming pool deck and replace one fence post for \$675. Marc Thomas made the motion, Mike Stringham seconded the motion, and it passed unanimously.

Chris Ensworth told the Board the Association had received a letter from its insurance company stating they would have a Loss Assessment Specialist inspect the property in the near future. She reported that 39 homeowners had sent proof of current insurance to the Association. She also noted only one of the Association's sub-contractors had Liability and Workman's Compensation Insurance

Marc Thomas said he had had only one response from homeowners he had emailed on the proposed updating and revision of Association Rules and Enforcement and Collection Policies. Chris Ensworth said she would take printed copies of the proposals around to homeowners who did not use the Internet and ask for their feedback.

Marc Thomas will update the nomination petition for Board candidates so it notes candidates must be owners of record and current on their assessments and insurance with the Association. The Board will review the proxy form at its next meeting. Chris Ensworth said the Board would need to notify homeowners in August of the number of seats up for election and mail notice in September of the Annual Membership Meeting in October.

The Board will hold a work session August 7, 2008, to begin work on the 2009 budget. Judi Simon asked the Board to repair and paint her doorjamb.

The meeting was adjourned.

Approved Unapproved Approved with Changes