

**Minutes Orchard Villa Townhomes Homeowners Association**  
**Board of Directors**  
**Tuesday, December 9, 2008 - Grand County Public Library**

Board members present: Marc Thomas, Mike Stringham, Kendra Perkins, Connie Baty and Chris Ensworth. No homeowners were in attendance.

Marc Thomas moved and Mike Stringham seconded a motion to approve the November 18, 2008 minutes as presented. Marc Thomas moved and Mike Stringham seconded a motion to affirm the minutes of the October 2008 Annual Meeting of Homeowners, with noted corrections. The motion passed unanimously.

Treasurer Connie Baty reported the Association had \$13,888 in its checking account. Marc Thomas noted that a new bank statement he had just received by-mail put the CD reserves at \$32,700. The Board approved paying the \$75 in outstanding bills. Chris Ensworth made a motion for Marc Thomas to research having the Association's utility and insurance bills paid electronically. Connie Baty seconded the motion and it passed unanimously.

The Board approved Kendra Perkins and the Landscape Committee proceeding with cutting and trimming trees at the 400 North entrance, having the dirt leveled and planting Photina bushes in the first 35 feet. The drip system will be installed in the spring.

Marc Thomas reported increasing the Association insurance coverage three-million dollars to \$16 million and increasing the liability coverage from three to five million, as was recommended after a review of the association's insurance coverage this year. The total premium will be \$18,780 for 2009. The monthly payments would be \$1,565. Chris Ensworth made a motion to approve the increased coverage. Kendra Perkins seconded the motion. It passed unanimously. Marc Thomas noted the insurance company would write a new policy in January so the association's policy would match the calendar year.

Marc Thomas made a motion to approve the updated rules as presented and Mike Stringham seconded the motion. The motion passed unanimously. Kendra Perkins made a motion to approve the updated landscape guidelines. Connie Baty seconded the motion and the motion was approved unanimously. The updated rules, landscape guidelines and 2009-phone directory will be mailed to homeowners along with their first quarter 2009 assessments on December 18, 2008.

Mike Stringham moved to approve the 2009 Association budget of \$135,950. Connie Baty seconded the motion. The motion passed unanimously. The monthly assessments will be \$142.42 for two-bedroom units and \$171.47 for three-bedroom units.

Connie Baty moved to hire Larson & Co. as the Association's Certified Public Accounting (CPA) firm in 2009 for \$415 per month plus the cost of filing the association's taxes. The firm will collect the association's mail, post payments and bills, pay bills, and print and mail quarterly assessments. Marc Thomas seconded the motion. It passed unanimously.

The Board will hold a work session December 18, 2008 to mail quarterly assessments. The Board scheduled its next regular business meeting for January 13, 2008 at 3 pm at the Library boardroom. The meeting was adjourned.

Approved  X  Unapproved  \_\_\_  Approved with Changes  \_\_\_