

Orchard Villa Townhomes Homeowners Association Minutes
BOARD OF DIRECTORS
December 1, 2011 – Grand County Public Library

Board members present: Marc Thomas, Barbara Crossan, Bill Topper, Connie Baty, and Sue Noah. Homeowners in attendance: Victoria Fugit, Craig Hibberd, and JoAnn Simbeck.

President Marc Thomas called the meeting to order at 6:12 p.m. Sue Noah moved to approve the minutes from the November 15, 2011 meeting as written. Connie Baty seconded and the motion was approved unanimously.

Financial Report

Bill Topper and Marc Thomas signed four checks to pay bills. Balance in the checking account was \$21,249 and we have \$31,466 in our three reserve fund accounts. Only one homeowner was in arrears and Sue Noah volunteered to follow-up. Two homeowners have been sent second notices about expired insurance policies and 13 other homeowners have policies that expire in November and December.

Old Business

The Board first dealt with the issue of approving a 2012 HOA budget and the corresponding assessment payments. Three budget scenarios were presented by Marc Thomas. The most costly would necessitate an assessment rate increase of 3.6% (later reduced to 3.4%) to fund operations and reserve projects, including \$16,000 to buy and install a simulated stone fence to screen the RV parking lot. The two other scenarios called for rate increases of 3.2% and 3.0%, respectively with the screening projects reduced to \$10,000 (wooden fence) or \$2,000 (landscaping enhancements). All scenarios mandated that the reserve fund would never be below \$40,000 at the end of any fiscal year. Barring any large, unexpected expenditures, by 2017 the HOA should have over \$100,000 in reserve.

Bill Topper moved that the Board repeal its November 15th decision to construct a wooden fence to screen the RV parking lot. Sue Noah seconded the motion, which carried 4-1. Bill Topper then moved, seconded by Sue Noah, that the Board approve the simulated stone fence 2012 budget alternative. Four Board members voted in favor of the motion, with Barb Crossan abstaining.

The Board established a Fence Extension Committee to come up with a proposal for fence extensions that complement the soon-to-be installed simulated stone fence. Committee members are Bill Topper, Sue Noah, and Craig Hibbard.

Marc Thomas will talk to the simulated stone fence salesman to get installation specs to pass along to the Landscape Committee as part of the bidding process. Bids to install are expected to be in the \$8-\$11 per linear foot range. Connie Baty urged that we hire a local contractor, if possible.

New Business

Frost Landscaping plans to remove falling leaves every week until it's no longer necessary. This will be followed by tree trimming, concentrating on problem trees and any additional trees signaled out by the Landscape Committee. It would also like to put together a tree inventory, including tree measurements. In February, it will trim bushes and grasses, although homeowner Victoria Fugit would like the grasses around the pool to not be cut down until sometime later. Aeration of the ground will occur in early March and pre-emergent will be applied to try to stop the growth of crab grass and other weeds in the lawn.

The Board recommended that Landscaping Committee come up with its own lawn care criteria that would eventually be passed along as guidelines to Frost Landscaping.

Homeowner JoAnn Simbeck reported the front door at 660 W. Hale was peeling badly. Marc Thomas will follow-up, including contacting Mike Newman to repair it.

Marc Thomas said that the December newsletter, including the new assessment payments for 2012, needed to go out between December 15 and December 20. It will also include an announcement on changes in state law about insurance coverage. Basically, any claim up to \$10,000 will be the homeowner's responsibility, while the HOA master policy will pay for any claim above \$10,000.

Board consensus was that if homeowners have maintenance complaints they should submit them to Board members in writing.

We need to update our HOA phone directory, and the newsletter will ask homeowners to supply us with their contact information.

Homeowner Craig Hibberd suggested that signs be placed on our two dumpsters indicating that they are to be used for yard waste only. Barb Crossan volunteered her husband to make stencil signs to hang on the dumpsters. Craig Hibberd also suggested that the HOA subscribe to "Regenesis Reports," specifically designed to assist self-managed HOA's with complex issues.

The meeting was adjourned at 7:45 pm.