

**Orchard Villa Townhomes Homeowners Association Minutes**  
**Board of Directors**  
**Wednesday, March 3, 2010 – Grand County Public Library**

Board members present: Marc Thomas, Mike Stringham, Chris Ensworth, Connie Baty and Bill Topper.  
Homeowners in attendance: None

Marc Thomas made a motion, seconded by Mike Stringham to approve the Board minutes of the January 19, 2009 Board meeting. The motion passed unanimously.

The Association's financial report from its accounting firm stated there was approximately \$24,961 in the checking account, \$18,499 in savings and \$25,876 in Reserve Certificates of Deposit.\* Mike Stringham made a motion, seconded by Chris Ensworth, to approve the bills presented. The motion passed unanimously. Two homeowners were reported to be behind in their assessments and will be contacted.

Bill Topper made a motion, seconded by Chris Ensworth, to accept a bid from LeGrand Johnson Construction Co. to patch approximately 3,485 square feet of asphalt on West Hale Avenue for an estimated cost of \$13,634. The second part of the motion also authorized the Board to find additional money in the budget to crack seal North and West Hale Ave. The motion passed unanimously.

A motion to accept a \$4,480 bid from Straightline Contracting to replace the concrete curb and gutter at the RV Parking lot entrances, to repair 10 feet of broken sidewalk at the northern mailbox, and to pour a pad in front of the storage room of the pool house was made by Bill Topper and seconded by Marc Thomas. Additional concrete repairs may be made to alleviate any hazards. The motion passed unanimously.

Mike Stringham stated for the record that due to extreme winter weather conditions, the Board had changed its reserve maintenance plan for the year, postponing seal coating the streets and repairing sidewalks and driveways in order to patch West Hale Ave.

The Board agreed to continue to search for a contractor to inspect the roofs.

The Board reviewed a bid from Desert Splash to operate the pool this season six days a week for \$1,200 per month plus the cost of chemicals and labor and parts for repairs. The Board postponed acting on the bid until it could obtain further information clarifying how to cover pool operations on Sunday.

The Board agreed to contact Jim Davis and have him begin pruning trees and trimming bushes in the common area.

The meeting was adjourned.

\*The HOA bank statement summary as of March 11, 2010 showed \$26,097 in checking, \$18,501 in savings, and \$26,129 in the two CD (time) accounts.