

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
March 23, 2011 – Grand County Public Library

Board members present: Marc Thomas, Chris Ensworth, Connie Baty and Bill Topper. Barbara Crossan was absent. Homeowners in attendance included Craig Hibberd, JoAnn Simbeck and Billy Provonsha.

Prior to the meeting Craig Hibberd said he believed that half the new photinias planted in the RV screen line last year had died. He said they should have been planted with a deeper and wider hole with topsoil. He said he would like to see the plants replaced. President Marc Thomas said he would have TLC Landscaping examine the condition of the plants and noted there was no money in this year's budget for replacing plants.

President Marc Thomas made a motion, seconded by Bill Topper, to approve the Board minutes of the February 7, 2011 as presented. The motion passed unanimously.

Marc Thomas reported that as of March 23, 2011, the Association had \$19,640 in its operations checking account, \$3,671 in savings and \$26,429 in Reserve Certificates of Deposit. One homeowner is late in paying quarterly assessments and will be mailed a registered late notice of the assessments due. Chris Ensworth made a motion, seconded by Marc Thomas, to approve the payment of nearly \$3,000 in bills as presented. The motion passed unanimously.

Chris Ensworth reported two homeowners needed to provide proof of insurance from February and five homeowners were renewing their insurance in March. She made a motion to establish a dedicated savings account earmarked to cover the Association's insurance deductible of \$10,000, and begin funding it from the savings on the Association's insurance premium and tax preparation this year. Connie Baty seconded the motion and it passed unanimously.

Bill Topper made a motion, seconded by Marc Thomas, to set the hours of operation for the swimming pool this season from 9 am until 9 pm. The motion passed unanimously. Marc Thomas made a motion to hire Megan Lyle as the pool operator this season at a rate of \$50 per day. She will be responsible for scheduling Desert Splash to cover the pool on her days off at a rate of \$40 per hour. Bill Topper seconded the motion and it passed unanimously.

Chris Ensworth informed the Board the state had enacted new regulations governing swimming pool usage and the Association would have to install new signs reflecting the changes. She also noted that the health inspector said state law requires a Orchard Villa homeowner hold a valid pool operator license, since the homeowners are the owners and liable for operating the pool according to state and federal code. She said Audie Harper had signed up for a class to renew his license, but in the future the Board would need to find another homeowner willing to accept the responsibility.

The Board tabled action on a request for an easement on the 400 North entrance, since there had been no further communications from the property owner, in response to the Board's initial negotiations to grant an easement.

The meeting was adjourned.