

**Orchard Villa Townhomes Homeowners Association Minutes**  
**Board of Directors**  
**Wednesday, April 7, 2010 – Grand County Public Library**

Board members present: Marc Thomas, Mike Stringham, Chris Ensworth and Bill Topper. Connie Baty was absent.

Homeowners in attendance: Craig Hibberd and Vicki Fugit representing the Landscape Committee.

Marc Thomas made a motion, seconded by Bill Topper to approve the Board minutes of the March 3, 2009 Board meeting. The motion passed unanimously.

President Marc Thomas reported that as of April 7, 2010 the Association had \$38,924 in the checking account, \$18,503 in savings and \$25,876 in Reserve Certificates of Deposit. Mike Stringham made a motion, seconded by Chris Ensworth, to approve the \$3,615 in bills presented. The motion passed unanimously.

One homeowner was found to be well behind in paying the quarterly assessments and had been contacted. Chris Ensworth reported three homeowners were late in providing proof of insurance and had been sent a second notice, while eight letters were mailed to homeowners to remind them of their renewal dates.

Marc Thomas made a motion seconded by Mike Stringham to hire Megan Lyle to operate the pool this season for \$35 per day if she obtains a valid Utah State swimming pool operators license. The motion passed unanimously.

Marc Thomas said the sprinklers are scheduled to be turned on May 4. The board agreed to skip one week of lawn mowing to save money, but to have mowing contractor Rich Relph spray for broadleaf weeds. Chris Ensworth made a motion, seconded by Mike Stringham, to have the Landscape Committee purchase eight water measuring devices, so the output of the sprinkler system can be measured and mapped this season. The motion passed unanimously.

Bill Topper made a motion, seconded by Mike Stringham, to approve a request from Christine Kallmeyer to install a privacy screen of bushes within ten feet of her rear patio. The request had been reviewed and recommended for approval by the Landscape Committee. The motion passed unanimously.

Bill Topper made a motion, seconded by Marc Thomas, to approve a proposal from the Landscape Committee to use plants from the RV screen line to landscape the fence corners and red rock island northwest of the pool house. The Board also asked the landscape committee to come up with a plan for a screen at the 400 North exit with the extra bushes and photinas. The motion passed with Marc Thomas, Bill Topper and Mike Stringham voting in favor. Chris Ensworth voted no.

The meeting was adjourned.