

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
May 9, 2011 – Grand County Public Library

Board members present: Marc Thomas, Chris Ensworth and Connie Baty. Bill Topper and Barbara Crossan were absent. No homeowners were in attendance,

President Marc Thomas made a motion, seconded by Connie Baty, to approve the Board minutes of the March 23, 2011 meeting as presented. The motion passed unanimously.

Marc Thomas reported that as of May 9, 2011, the Association had \$32,133 in its operations checking account, \$3,672 in savings; \$1,100 in a savings account for the insurance policy deductible and \$26,509 in Reserve Certificates of Deposit. Four homeowners are late in paying quarterly assessments; three will be mailed a reminder note and one will be mailed a registered letter notifying them of past due assessments. Chris Ensworth made a motion, seconded by Marc Thomas, to approve the payment of nearly \$4,200 in bills as presented. The motion passed unanimously.

Chris Ensworth reported one homeowner needed to provide proof of insurance from March and two from April. Five homeowners renew their insurance policies in May. The Board has asked our accountants to provide a cost estimate for them to track homeowner insurance policy renewals instead of Board members.

Chris Ensworth informed the Board new signs had been posted at the pool to comply with state standards. She said new O-rings had been installed on the pump and chlorine feeder. New gauges were installed on the pump system and a new propeller installed in the pump itself. Also, Zeo media has replaced the sand in the filter. The new filter media should be good for three to four years.

Marc Thomas reported that he had found a Blanding contractor with the equipment to sweep our streets at a cost of \$350, two times a year. The contractor will reduce his price, if we can find other Homeowner Associations that want their streets swept at the same time.

Chris Ensworth made a motion to purchase two new mailboxes at a cost of \$30 each. Connie Baty seconded the motion and it passed unanimously.

The roof above the unit at 692 W. Hale has been inspected and no evidence of a leak has been found. Seventeen steel poles have been installed on the fence line and a blown down section of fence repaired behind Building 10, Chris Ensworth reported.

Marc Thomas will contact the cable company about a cable they laid above ground for 100 yards behind Building 1 to Building 4. He will instruct them to bury and ground it.

The Board tentatively scheduled the annual Association meeting for October 22, 2011.

The meeting was adjourned.