

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Friday, May 21, 2010 – Grand County Public Library

Board members present: Marc Thomas, Mike Stringham, Chris Ensworth, Bill Topper and Connie Baty. Homeowners in attendance: Craig Hibberd and JoAnn Simbeck representing the Landscape Committee; Herb Crossan.

Marc Thomas made a motion, seconded by Bill Topper to approve the Board minutes of the April 7, 2010 Board meeting. The motion passed unanimously.

President Marc Thomas said that as of May 20, 2010 the Association had \$17,096 in the checking account, \$18,505 in savings and \$26,185 in Reserve Certificates of Deposit. Bill Topper made a motion, seconded by Marc Thomas to pay the \$6,000 in bills as presented and an additional check for \$806 to Desert Splash (\$306 for pool start up and a \$500 deposit on a new heat exchanger for the swimming pool boiler). The motion passed unanimously.

Three homeowners are behind in their assessments payments and have been contacted, Marc Thomas reported. One homeowner has already corrected the oversight. In addition, Chris Ensworth noted that three homeowners were late in providing proof of insurance for their housing units and will be sent a second letter asking they submit proof of coverage.

There have been several complaints about dog owners not cleaning up after their pets, Marc Thomas said. Chris Ensworth noted many people like to walk their pets through the neighborhood. The board will remind homeowners of their responsibility to clean up after their pets in the spring newsletter.

Mike Stringham made a motion, seconded by Connie Baty, to approve a bid from Desert Splash to install a new heat exchanger on the swimming pool boiler for \$991 (including labor). It passed unanimously.

Bill Topper made a motion to accept a bid from Travis Shumway for \$1,200 to repair 16 broken fence posts on the Southwest fence line, provided his references support that he completes his work in a timely manner. If Mr. Shumway's references do not support the timeliness of his work, the bid is to go to Mike Sousa (aka Mr. Fix-it) for \$2,000. Chris Ensworth seconded the motion and it passed unanimously.

Craig Hibberd and JoAnn Simbeck reported they had measured the water output of the sprinkler system on Building 10. The Utah State University Extension Service recommends 1/2 inch of water for each watering cycle and watering once every four days in May. Craig Hibberd reported, however, that some dry areas were receiving less than 1/10 inch during watering. JoAnn Simbeck said that the water amounts ranged from a low of .08 inches to a high of .40 inches. Marc Thomas reported that our sprinkling system contractor is irrigating four days a week (Monday, Thursday, Friday, Saturday) for 20 minutes, in two 10-minute cycles. Due to the age of the system, she is replacing all sprinkler heads that do not automatically retract. He also stated that he had received several compliments on how well the lawn looked.

After hearing a status report by Joann Simbeck on the condition of the photinias in the RV screen after pruning, the Board took under advisement that it should stipulate the use of pruning shears and prohibit using chainsaws for all of its future trimming of bushes. The Board took no action on a request to plant a tree at 550 W. Hale, since a neighboring homeowner dissented. Finally, the Board reaffirmed the policy of the Association that homeowners need to accompany guests who want to use the swimming pool.

The Board will schedule a couple of budget work sessions for the latter half of June.

The meeting was adjourned.