

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
June 23, 2010 – Grand County Public Library

Board members present: Connie Baty, Chris Ensworth, Mike Stringham, Marc Thomas, and Bill Topper.
Homeowners in attendance: Vicki Fugit and Utah State University Extension Agent Mike Johnson.

Marc Thomas made a motion, seconded by Mike Stringham to approve the Board minutes of the May 21, 2010 Board meeting. The motion passed unanimously.

President Marc Thomas reported that as of June 22, 2010, the Association had \$8,031 in its checking account, \$18,508 in savings and \$26,213 in Reserve Certificates of Deposit. He also noted that all homeowners were current in their assessment payments. He stated all bills had been paid except for the insurance premium due later this month. Chris Ensworth reported three homeowners were 60 days or more overdue in providing proof of current insurance coverage.

Utah State University Extension Agent Mike Johnson said he wanted the Board to know he was available as a resource to provide the best scientific information available on landscaping issues without being asked to take one side or another. He said he was happy to advise the Board on any questions it might have and that in the future would try to submit the information in written form. The Board thanked Mr. Johnson for his help in the past and his willingness to continue assisting it.

Bill Topper made a motion, seconded by Chris Ensworth, to increase the daily pay rate for the swimming pool operator to \$40 per day. The motion passed unanimously.

Bill Topper and landscape committee member Vicki Fugit will participate in a volunteer task force to map out the Association's sprinkler system and analyze existing problems.

Chris Ensworth made a motion, seconded by Mike Stringham, to hire Jim Davis to dig out the dead pampas grass in the common area and to clear the fence line behind Building 15. The motion passed unanimously. Chris Ensworth also made a motion, seconded by Mike Stringham, to hire groundskeeper Arron Johnson at a rate of \$15 per hour to weed the 400 North landscape, the RV screen line, and the area around the swimming pool. This motion passed unanimously. Chris Ensworth made an additional motion, seconded by Marc Thomas, to hire Limbwalker Tree service to remove the dead maple tree on Alberta Ct. and to haul in two to three loads of wood chips for the 400 North entrance and the RV screen line. Once again, the motion passed unanimously.

Bill Topper reported on the results of his research into pesticide and herbicide use by the sub-contractors in Orchard Villa. He said both Spanish Valley Pest Control and Relph & Sons used applications that were acceptable to the federal government's Integrated Pest Management (IPM) guidelines. He recommended the board make available to homeowners information about the types of pesticides and herbicides that are being applied in the common area, and how frequently they are used.

It was decided that the Board would meet in a budget work session on Monday, June 28, 2010.

The meeting was adjourned.