

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
August 3, 2010 – Grand County Public Library

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

Homeowners in attendance: Craig Hibberd.

Prior to the meeting, Craig Hibberd requested that he be removed from the pest-spraying program.

Marc Thomas made a motion, seconded by Bill Topper, to approve the Board minutes of the June 23, 2010 Board meeting. The motion passed unanimously.

Treasurer Connie Baty reported that as of July 30, 2010, the Association had \$15,738 in the checking account, \$18,510 in savings and \$25,876 in Reserve Certificates of Deposit. She noted all bills had been paid. President Marc Thomas reported that according to our accountant, it appeared three homeowners were late in paying their assessments. Chris Ensworth reported one homeowner was four months late in providing the Association with proof of insurance and had already been mailed two letters requesting compliance. The Board voted to mail an enforcement letter to the offender, warning the owner to provide proof of insurance within ten days of receipt or be subject to a fine and suspension of privileges.

Bill Topper reported on the survey of the Association's sprinkler system and said it was "a mess." He added that the association was over-watering in many areas, creating boggy grounds, damaging the fence, and running water down sidewalks and into streets. He reported that our system has an "unbelievable number" of sprinkler heads. He added the system is a hodge-podge of different types of heads, some of which need to be replaced and many of which need to be adjusted for flow and angle of spray. He said since the Association's sprinkler maintenance person, Teri Ann Tibbets, had sustained a non-work-related injury that precluded her from continuing, the board had decided to proceed with repairing the system. Bill Topper, Chris Ensworth and Connie Baty voted to hire contractor Jim Davis to begin the repairs as soon as possible.

Chris Ensworth reported that inspection of the roofs had begun this week. Marc Thomas made a motion, seconded by Connie Baty, to authorize the purchase of a replacement pallet of roof tiles if necessary. The motion passed unanimously.

Chris Ensworth summarized the recommendations of engineer Jeff Phillus that the Association approach the Downards about obtaining a drainage easement across their property to the north, in exchange for vacating a sewer easement the association owns across the middle of their property. The Board will discuss the matter further at its September meeting.

The request for a landscape change at 568 W Hale was withdrawn. The board will ask the homeowner at 513 N Hale to change the location of the two new trees requested to accommodate any future drainage projects behind Building 13.

The Board will seek to reschedule the annual meeting from October 9 to October 23 or 30, 2010 due to the need for more time to prepare for the meeting. The Board then discussed what Reserve projects to include in next year's budget, but no final decisions were made.

The meeting was adjourned.