

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
August 17, 2011 – Grand County Public Library

Board members present: Marc Thomas, Chris Ensworth, Connie Baty and Bill Topper. Barbara Crossan was absent. Homeowners in attendance were: JoAnn Simbeck, Vicki Fugit, Billy Provonsha, Craig Hibberd, Diane Mackey and Judy Turner.

Bill Topper made a motion, seconded by Connie Baty, to approve the Board minutes of the July 7, 2011 meeting as presented. The motion passed unanimously.

Marc Thomas reported that as of August 17, 2011, the Association had a total of \$42,713 in its operations checking and savings accounts, and \$26,611 in Reserve Certificates of Deposit. The sole homeowner who was seriously delinquent in paying quarterly assessments has paid in full. Four homeowners past due in their assessments were mailed reminder letters.

Chris Ensworth reported four homeowners were past due in submitting their proof of insurance and two more were due to renew in August. Marc Thomas said he had not received a response from the Association's attorney interpreting the new state laws governing insurance and the filing of liens for homeowner associations. However, he said that from his reading of the state statute and from information received from the Association's insurance agent, individual homeowners could now be held responsible for their share of the deductible on any HOA insurance claim. The Board will notify homeowners of this change in the fall newsletter and also place the issue on the agenda for discussion at the Association's annual meeting. Marc Thomas added he had registered the Association at the state web site as required by the new law.

Chris Ensworth made a motion to accept a bid from Mike Newman to paint the doorjambs in the Phase II (North Hale Ave) buildings this fall, at a price of \$75 per jamb. Bill Topper seconded the motion. It passed unanimously.

The Board discussed instituting a permit system to keep track of vehicles in the RV parking lot and installing signs listing the rules. The Board will discuss the proposal at the annual meeting.

Vicki Fugit, speaking on behalf of homeowners living across from the RV parking lot, submitted a proposal for the Board to install a 6-ft. high polyethylene fence, reinforced with steel, and looking like stone, behind the plant screen to ameliorate the view from their homes. Joann Simbeck said discussions among homeowners affected adversely by views of the RV parking lot had concluded a fence would be the best long-term solution. The right fencing material could even augment the beauty of the area, she added.

Ms Fugit said that her research indicated the product being considered was constructed from very durable material, was not adversely affected by heat, wind, or UV rays, and did not require any maintenance. She estimated that the cost to buy the material and install 260 ft. of fence at \$14,275. The Board asked the homeowners to obtain a copy of the warranty on the material, a fence sample, and a list of sites where it was installed, so that we could see the material in use. Then the Board would consider the proposal further.

The meeting was adjourned.