

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
September 8, 2010 – Grand County Public Library

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

Homeowners in attendance: Craig Hibberd, JoAnn Simbeck, Billie Provonsha.

Marc Thomas made a motion, seconded by Mike Stringham, to approve the Board minutes of the August 3, 2010 Board meeting as presented. The motion passed unanimously.

President Marc Thomas reported that as of September 7, 2010, the Association had \$2,655 in the HOA checking account, \$18,515 in savings and \$26,282 in Reserve Certificates of Deposit. He added that the Association had \$3,922 in bills pending. He made a motion to transfer \$6,000 from the savings account to the checking account to cover the short-term cash flow shortage. Chris Ensworth seconded the motion. The motion passed unanimously. Marc Thomas said the Board had transferred \$6,000 from the checking account earlier in the year to savings. Chris Ensworth noted that according to this year's budget, \$3,000 was to be drawn from the reserves for 2010 maintenance projects and \$10,000 in 2010 assessments were received in December, 2009 which were not reflected in the cash basis report.

Marc Thomas noted that in addition to the extensive sprinkler repair project approved by the Board this summer, several other unplanned expenditures took place, including the water line repair on North Hale, fence repair, and installation of flower beds and bushes to the right of the pool house.

According to the accountant's receivable report, two homeowners were more than 90 days late in paying their assessments. Marc Thomas said he had spoken to one homeowner who had assured him that the overdue assessment and proof of insurance would be resolved by Friday, September 17, 2010. The second homeowner claimed to have a cancelled check indicating the assessment had been paid, would try to find it, and would arrange to pay with our accountant if payment had not been made. Chris Ensworth made a motion to levy a \$25 per day fine against the homeowner behind in payment and in providing proof of insurance if the matter was not resolved by Friday, September 17, 2010. Also the homeowner will have voting rights suspended if the matter is not settled by the annual meeting in October. Marc Thomas seconded the motion and it passed unanimously.

Chris Ensworth reported that proof of insurance for two homeowners was pending from August and six others were renewing in September. All of the affected homeowners had been sent reminder letters.

Homeowner Craig Hibberd told the Board that he found the Board's letter sent to him on sprinkler head adjustment in his flower beds both "vague and threatening." He said he did not believe the sprinkler heads needed to be moved to ensure proper watering of the lawn. A second homeowner, Billie Provonsha, said she had paid to move her sprinkler heads to the middle of her flowerbed and did not want to pay to move them again. Board member Bill Topper and Mr. Hibberd agreed to inspect all the flower beds in question on or shortly after September 22 to see what changes, if any, were needed.

Homeowner JoAnn Simbeck said that no one had consulted the Landscape Committee about the extensive sprinkler system repair underway. Bill Topper noted that after his survey of the system, the information was given to sprinkler system operator Teri Ann Tibbets to begin correcting, and then she was injured, making her unable to continue working. At that point in time, he added, the board decided to have the work completed by contractor Jim Davis. Chris Ensworth noted that Teri Ann Tibbets had replaced over 50 sprinkler heads this season and Jim Davis had replaced over 100 so far. Bill Topper said his survey showed the Association was using entirely too much water; watering twice and sometimes three times a day in areas, for as long as 12 minutes. He said the first thing Jim Davis did was to re-survey the area, check the time on the clocks, and shorten watering times drastically. In addition, Chris Ensworth said that a broken sprinkler line had been found on a residential property outside our grounds and it was hoped that repairing it would stem the flooding behind Building 2.

Board members Marc Thomas and Mike Stringham were given the task of drafting language that defines when the Board should consult with the Landscape Committee for advise before voting on landscaping projects. Debate then occurred on whether the Board needed to honor its sprinkler maintenance contract running into October with Teri Ann Tibbets, now that she was physically fit to resume working. The Board decided to let Jim Davis finish his overhaul of the sprinkler system and serve as operator for the remainder of the season. Marc Thomas directed the Landscape Committee to find out if Ms. Tibbets would be willing to finish out her contract by doing weeding and gardening projects that needed to be done.

Marc Thomas made a motion for the Board to waive the assessment shortfall that resulted from a five-quarter long computer billing error that had charged a homeowner a two-bedroom rate, when a three-bedroom rate should have been charged. Bill Topper seconded the motion and it passed unanimously.

The Board agreed to hold a budget work session at 3 p.m. on Wednesday, September 15, 2010 at 430 N Alberta Ct.

The meeting was adjourned.