

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
October 7, 2010 – Zion's National Bank

Board members present: Marc Thomas, Chris Ensworth, Bill Topper, Mike Stringham and Connie Baty.
Homeowners in attendance: Craig Hibberd, JoAnn Simbeck, and Victoria Fugit.

President Marc Thomas made a motion, seconded by Mike Stringham, to approve the Board minutes of the September 8, 2010 Board meeting as corrected. The motion passed unanimously.

As of October 7, 2010, President Marc Thomas reported the Association had \$6,112 in the checking account, \$12,515 in savings and \$26,311 in Reserve Certificates of Deposit. He noted all of the Association's bills had been paid and all homeowners were current on their assessments.

Chris Ensworth reported that proof of insurance is pending from three homeowners for September and three more are due to renew in October. All of the affected homeowners have been mailed reminder letters.

Johansen's Pool Plastering will have the new pool liner installed today, Chris Ensworth said. Three companies had been contacted for bids in Salt Lake City and three more in Grand Junction, but only two responded with formal bids. The Board decided to proceed with the work this year, after soliciting bids for the installation of a new pool liner for next year, because Johansen's offered a 22 percent discount if the work was completed this fall. The Board voted to accept the bid of \$7,832 during its budget workshop meeting on September 15, 2010. Board members approving the action were Marc Thomas, Connie Baty, Mike Stringham and Chris Ensworth. Johansen's had been recommended by the company that installs the Association's pool covers.

Marc Thomas made a motion to hire homeowner Audie Harper to maintain the pool while it cured and until spring at a rate of \$25 per hour. Connie Baty seconded the motion. Mike Stringham, Connie Baty, Marc Thomas and Bill Topper all voted in favor of the motion. Chris Ensworth abstained due to a conflict of interest.

Marc Thomas made a motion to accept the bid of TLC Landscape to handle all of the common area landscaping maintenance for next year, including lawn mowing and sprinkling, fence clearing, tree and bush maintenance, and weeding for a cost of \$36,000. The includes the option to renew the contract for four years at the same price. Connie Baty seconded the motion. During discussion, Marc Thomas argued that it would be a great relief to have only one contractor to deal with, rather than the half dozen the Board now hires to maintain the common area. He also favored having the common area maintenance integrated as a way to better notice problems as they occur and approved of TLC's commitment to use fewer pesticides. Mike Stringham and Chris Ensworth made the case the Board should step back, define the scope of work and open the process for bid to all interested contractors, since the board had not really completed a competitive bid process. Members of the Landscape Committee, JoAnn Simbeck, Vicki Fugit and Craig Hibberd all spoke in favor of accepting the TLC bid. Bill Topper noted the board had messed up the bid process. Marc Thomas, Bill Topper, Connie Baty all voted in favor of the motion. Mike Stringham and Chris Ensworth voted no. The motion passed.

Marc Thomas noted he had received one bid on the Association's insurance and would solicit another one.

Chris Ensworth moved that the three mulberry trees on north Hale be removed. Mike Stringham seconded the motion. Chris Ensworth and Mike Stringham voted in favor of the motion. Connie Baty, Marc Thomas and Bill Topper voted against it. The motion failed. Chris Ensworth made a motion to authorize the Landscape Committee to spend no more than \$50 for perennial flowers to plant in the circular mound northwest of the pool. Marc Thomas seconded the motion. The motion passed unanimously.

Marc Thomas made a motion to plant an ash tree in front of Building 6 to replace the dead maple tree that had to be removed. Mike Stringham seconded the motion. Marc Thomas, Connie Baty, Bill Topper, Mike Stringham voted in favor of the motion. Chris Ensworth voted against it. The motion passed.

Marc Thomas made a motion to buy a sensation box elder tree for \$129 from Deanna Mecham. Bill Topper seconded the motion. It passed unanimously. Bill Topper made a motion to plant the tree on the west-side of the pool house. Connie Baty seconded the motion. The motion passed with Connie Baty, Marc Thomas, Bill Topper and Mike Stringham voting in favor. Chris Ensworth voted no.

Chris Ensworth made a motion to hire Jim Davis to plant the ash and box elder trees. Bill Topper seconded the motion. It passed unanimously. Marc Thomas made a motion to hire Teri Ann Tibbetts to finish weeding the tree wells behind Building 14. Connie Baty seconded the motion. The motion passed with Marc Thomas, Connie Baty, Mike Stringham, and Bill Topper voting in favor. Chris Ensworth voted no.

Chris Ensworth made a motion to hire Jim Davis to clear the fence line behind Buildings 1,5 & 6 and to trim a tree on North Hale, which is interfering with traffic, and a second tree that is bending the fence by Building 8. Marc Thomas seconded the motion and it passed unanimously.

The meeting was adjourned.