

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

Board members present: Marc Thomas, Chris Ensworth and Barbara Crossan. Connie Baty and Bill Topper were absent.

Homeowners in attendance: JoAnn Simbeck and Victoria Fugit.

Marc Thomas made a motion, seconded by Barbara Crossan, to approve the Board minutes of the October 7 and October 23, 2010 Board meetings as presented. The motion passed unanimously.

President Marc Thomas reported that as of November 8, 2010, the Association had \$2,726 in the operations checking account, \$9,668 in savings, and \$26,339 in Reserve Certificates of Deposit. He noted he had transferred \$2,850 from the savings account to the checking account to cover a cash flow shortage. Two homeowners are late with assessment payments and will be mailed late notices if their assessments are not received by the tenth of the month. The Board approved all the bills presented.

Chris Ensworth reported that proof of insurance for two homeowners was past due from September and October and five homeowners were due to renew their policies in November. All seven homeowners had been mailed reminder letters.

As of November 7th, the first 30-days of the curing process had been completed on the new swimming pool liner, Chris Ensworth said. Johansen's Swim Pool Plastering sent a diver down from Salt Lake City to inspect the new liner and he reported that it was in excellent shape. However, the Association will incur additional expenses for chemicals, utility usage, and labor for brushing the pool liner during the next year as the liner continues to cure, she said.

Jeff Frost of TLC Landscaping was unable to attend the meeting to discuss the final common area projects for the season

Marc Thomas made a motion recommending the Board accept a bid from State Farm to provide insurance coverage for the Association next year at a cost of \$15,500. He said the State Farm bid had been reviewed by Association homeowner Walter Johnson and found to meet the criteria outlined in the Association's covenants. He added that a renewal bid had not been received from the Association's current insurance provider. Chris Ensworth seconded the motion and it passed unanimously. Marc Thomas said he would make sure the switch in policies was completed so there would be no lapse in the Association's coverage.

The Board will schedule a budget work session later in November to fine tune next year's budget.

The meeting was adjourned.