

Orchard Villa Townhomes Homeowners Association Minutes
Board of Directors
Tuesday, January 19, 2010 – Grand County Public Library

Board members present: Marc Thomas, Mike Stringham, Chris Ensworth and Bill Topper.

Connie Baty was absent.

Homeowners in attendance: Craig Hibberd representing the Landscape Committee.

Bill Topper made a motion, seconded by Marc Thomas to approve the Board minutes of the December 15, 2009 Board meeting. The motion passed unanimously.

President Marc Thomas reported as of January 19, 2009 the Association had \$12,197 in the Reserve savings account; \$26,075 in CD's; and nearly 32,800 in the checking account once checks for current bills have cleared. He said a CD valued at \$15,700 had been renewed recently for a 21-month term. He also noted that six homeowners would be sent reminder letters about their overdue assessments.

Marc Thomas made a motion to transfer \$6,300 from the operations checking account to the Reserve savings account, so the Reserve account's balance would match the amount assumed by our budget model. Mike Stringham seconded the motion and it passed unanimously.

Secretary Chris Ensworth reported that all homeowners were current in providing proof of insurance for their units.

Chris Ensworth reported that Desert Splash had been scheduled to begin preparing the swimming pool for the season the first week of May. The Board agreed the swimming pool season should begin Saturday, May 15, 2010 and close September 20, 2010.

Chris Ensworth said she noticed some soft spots developing in the street on West Hale and the Board may have to consider patching streets before they have them seal coated. The Board agreed to have her contact LeGrand Johnson and set up an appointment for an estimator to come onsite to inspect the streets and provide a cost estimate for repairs. Also, she expressed concern the Association did not have enough funds budgeted in the Reserve model for concrete, stucco, and curb and gutter replacement. The Board agreed to discuss the issue during a meeting in the second quarter of the year.

Two units, 518 W Hale and 468 W Hale, experienced broken interior water lines and extensive damage, Chris Ensworth reported. Both homeowners had been notified and the interior water shut off when the breaks were reported by neighbors. Servicemaster had been called for water damage restoration and the Association's insurance agent had also been notified, she said. The cause of the broken water lines was not determined; it was not known if there had been a furnace failure or the interior thermostats had been set too low for the extended cold weather we have experienced this winter. According to our Covenants, Conditions and Restrictions, the responsibility for the interior repairs belongs to the homeowners.

A second exterior water line break had occurred and been repaired at 468 N Alberta Court, Chris Ensworth reported. The Board needs to contact the City of Moab first on an exterior line break. They have the ability to turn the water off to the building and determine if repairs are an Association responsibility (between the building and meter) or a city responsibility (between the meter and the street).

Superior Roofing has been awarded the roofing contract on the new extended care center in Moab, Chris Ensworth reported. She added that they were one of the state's largest roofing companies and had a good reputation for their work. The Board agreed to have her contact them and ask for a bid on replacing broken and cracked roof tiles.

The meeting was adjourned.