

**Orchard Villa Townhomes Homeowners Association Minutes**  
**Board of Directors**  
**July 7, 2011 – Grand County Public Library**

Board members present: Marc Thomas, Chris Ensworth and Barbara Crossan. Connie Baty and Bill Topper were absent. Homeowner Herb Crossan was also in attendance,

President Marc Thomas made a motion, seconded by Barb Crossan, to approve the Board minutes of the May 9, 2011 meeting as presented. The motion passed unanimously.

Marc Thomas reported that as of July 7, 2011, the Association had \$32,402 in its operations checking account, \$3,672 in savings, \$1,100 in a savings account for the insurance policy deductible, and \$26,566 in Reserve Certificates of Deposit. One homeowner is seriously late in paying quarterly assessments and will be mailed a register letter demanding payment in full.

Marc Thomas reported he had been informed that the Association might receive an insurance premium refund from Farmers Insurance as a result of a class action lawsuit. He said the refund might be as much as \$347. Chris Ensworth made a motion, seconded by Marc Thomas, that any insurance premium refund received should be deposited in the Association's insurance deductible account. The motion passed unanimously.

Marc Thomas made a motion, seconded by Barb Crossan, to approve an increase in the monthly fee charged by the Association's accountant for keeping the books, paying the bills, and mailing assessment notices. The Board also agreed to have the accountant handle sending notices for proof of insurance for an additional \$20 per month. Larsen & Rosenberger's fee for services performed on behalf of the Association will be \$475 per month, plus the cost of mailings. This is the first increase in 2-1/2 years for accounting services.

Marc Thomas said the Consumer Product Safety Commission had issued a recall on the anti-suction drain cover that was installed in the swimming pool last year. He said pool operator Megan Lyle had contacted the company so the Association would be in line for a replacement.

Chris Ensworth proposed the Board install signs at the RV parking lot notifying homeowners that all vehicles must be labeled with a contact name and phone number and display current tags. The sign would also outline the rules and restrictions on use of the parking lot. The Board agreed to have signs made and installed. The Board also asked her to contact the city and determine if they would sweep the Association streets for a fee.

The Utah state legislature passed several new laws governing homeowners associations this year, Chris Ensworth reported. She recommended the Board contact its attorney and have him give the board a synopsis on how the new laws affect the operations of the Association. The Board agreed.

The meeting was adjourned.