

Orchard Villa Townhomes Homeowners Association Minutes

Board of Directors

November 15, 2011 – Grand County Public Library

In the pre-meeting discussion, Craig Hibbard reported that representatives from the city agreed that the excess water behind Building 2 was largely caused by runoff from a homeowner on the other side of our fence. Craig was unsuccessful, however, in finding the city or county ordinance mandating that the responsible party remedy the situation. He also suggested that we do a better job of adjusting the timers on our sprinklers to avoid over-watering problem areas. He also asked us to look into not having our wooden fences touch the ground so as to avoid rot along the bottom.

Board member Sue Noah was appointed to talk to the homeowner on the other side of our fence about what she could do to remedy the drainage problem.

The meeting was called to order at 6:40 p.m. President Marc Thomas moved that the minutes of the October 4, 2011 meeting be approved as written. Barb Crossan seconded, and all agreed.

Sue Noah is not yet receiving the periodic financial report sent by email by our accountants. Marc Thomas will tell them to add her to the board member contact list. Homeowner Chris Ensworth requested that she also receive the financial report when sent out.

Marc Thomas reported a current checking account balance of \$25,663. In reserve, we have a CD in the amount of \$10,706, along with two savings accounts totaling \$20,741. One savings account is dedicated to the HOA master insurance policy deductible of \$10,000. All assessment payments are current with the exception of one homeowner who has not made any fall quarter payments.

Old Business

Both the fence repair/staining and door jambs/stucco repair projects are finished and contractors paid. Some board members complained that one of the contractor's workers left significant trash behind in the form of paint cans and wood scraps with nails in them. The contractor will be informed of these complaints.

Our swimming pool operator is having trouble with the key operation that opens and closes our pool cover, which is also out of alignment. It was recommended by homeowner Chris Ensworth that if we get the cover serviced, we do so at the time the pool is being readied for the season.

Marc Thomas reported that next year's proposed reserve fund budget includes funds for a common area improvement project to add a fence screen in the front of the RV parking lot. The question is whether to set aside \$16,000 to install a simulated stone fence or \$10,000 for a cedar fence. Either scenario includes enough funding to add fence extensions on the sides behind the lot entrances.

Marc Thomas moved to fund a \$16,000 reserve project next year that would install the simulated stone fence. The motion died for lack of a second. Bill Topper then moved that we budget \$10,000 to put up a cedar fence to screen the RV parking lot. The motion was seconded by Sue Noah, and the motion carried. Bill Topper will continue to study whether or not adding side fence extensions will impact entering and parking in the lot.

New Business

Homeowner Chris Ensworth recommended that we add \$700 to the annual operations budget for street sweeping twice a year. Marc Thomas said he would do so and also budget for street and sidewalk snow removal as required by our governing documents.

The board received a bid in the neighborhood of \$200,000 to protectively coat the stucco on our buildings now that many of them are between 15-20 years old. This is an issue the board will have to continue to consider before deciding whether or not to include it as a future reserve project.

The next board meeting was set for 6:00 p.m. on Thursday, December 1st at the same location.

The meeting was adjourned just before 8:00 p.m.