

**Orchard Villa Townhomes Homeowners Association Minutes**  
**Board of Directors**  
**October 4, 2011 – Grand County Public Library**

Board members present: Marc Thomas, Chris Ensworth, Barbara Crossan and Bill Topper. Connie Baty was absent. No homeowners were in attendance.

Marc Thomas made a motion, seconded by Barbara Crossan, to approve the Board minutes of the August 17, 2011 meeting as presented. The motion passed unanimously.

Marc Thomas reported that as of October 4, 2011, the Association had a total of \$31,702 in its operations checking account. He said one of the Association's CD's had come due for renewal. Since the bank was offering less than one percent interest annually, unless you committed to a five-year CD, he had decided to temporarily roll the money over into one of the Association's savings accounts. The Board concurred with his decision.

The Association now has \$19,637 in its larger savings account and \$1,100 in the account dedicated to its insurance deductible. The Association's remaining CD of \$10,690 is due to renew in January and the Board will decide how to allocate the reserve funds between savings accounts and CD's at that time. As of the date of the Board meeting, only one homeowner was late in paying the Association assessment.

Chris Ensworth reported one homeowner was three months past due in submitting proof of insurance and had not responded after three letters, a phone call, and email. Marc Thomas will attempt to contact the homeowner one more time before the Board considers enforcement action.

Marc Thomas made a motion, seconded by Bill Topper, to take whatever action is necessary to get the association's electric bill in the name of the Orchard Villa Homeowners Association. Currently the bill is still in the name of the original developer, even though it is mailed to the Association's mailbox and has been paid by the Association for years. Rocky Mountain Power will only change the name on the account if the Association pays a deposit of \$409, returnable after a year. The motion passed unanimously.

Marc Thomas said that due to a change in state law, individual homeowners could now be held responsible for their part of the deductible on any HOA insurance claim. State law also mandates that funds for the Association's master policy deductible must be set aside in the amount of \$10,000 or the policy deductible, whichever is less. Since our deductible is \$10,000, that is what we must have on hand. He asked how the Board wanted to handle the issue - build a reserve fund to cover the deductible or levy a special assessment if a loss occurred. Chris Ensworth said according to the Association's governing documents all assessments can be paid monthly, so a special assessment could take up to a year to collect. After discussion, the Board agreed to budget for the entire \$10,000 insurance deductible in 2012. The Board will also place insurance law changes on the agenda and discuss the matter at the Association's annual meeting.

Jeff Frost of TLC Landscaping has proposed installing a "French drain" behind Building 2 to handle the pooling water along the fence, Marc Thomas said. Chris Ensworth suggested the Board consult with Jeff Phillus, a civil engineer and Orchard Villa homeowner, to get a professional opinion, before taking any action. Bill Topper will contact Jeff Phillus and have him look at the problem, in addition to contacting other possible contractors for estimates.

The Board then discussed the pros and cons of instituting a permit system to track vehicles in the RV parking lot, as well as installing signs to list the usage rules. Bill Topper said it should be relatively easy to issue permits, and have a Board member survey the RV parking lot to note unregistered vehicles. Chris Ensworth expressed reservations about whether in fact such a system would work. She questioned who would make the commitment to issue and track the permits. She also noted the area is used for overflow parking and visitors. She favored posting signs warning that abandoned and unidentified vehicles would be towed. Bill Topper suggested a compromise would be to post signs, see what happens, and if it doesn't work the Board could pursue developing a permit system. The Board will discuss the proposals at the annual meeting.

The Board spent the balance of the meeting reviewing what needed to be done to prepare for the annual meeting and also worked on inputs for the proposed 2012 budget.

The meeting was adjourned.

*Note: By email the Board voted the week of September 9, 2011 to accept the bid of Western Workman to repair and stain the Association's entire fence line for a cost of \$17,880. Voting in favor of accepting the bid were Marc Thomas, Bill Topper, Barbara Crossan and Chris Ensworth.*