

Orchard Villa Townhomes Homeowners Association Minutes
BOARD OF DIRECTORS
February 22, 2012 – Grand County Public Library

Board members present: Marc Thomas, Barbara Crossan, Bill Topper, and Connie Baty. Also in attendance: Board Secretary Judi Simon and JoAnn Simbek. Gail Solomon arrived near the end of the meeting.

President Marc Thomas called the meeting to order at 6:25 pm. Bill Topper moved to approve the minutes from the December 1, 2011 meeting as written. Connie Baty seconded and the motion was unanimously approved.

Financial Report

The checking account balance stood at \$14,643, although the board did sign checks for insurance and street crack-sealing bills that will drop the balance closer to \$10,000. We now have \$44,042 in our reserve fund, including \$20,777 in a 5-year CD.

Old Business

Marc Thomas reported that in late January the HOA had an unexpected expense of \$1,676 in order to replace the original pool cover motor. We will also likely need to replace the pool cover, including connecting ropes, in a year or two. He also reported that the HOA had paid the same firm used by the city of Moab to crack seal our streets for \$1,500.

The board received two bids to install 268 feet of newly-purchased simulated stone fence at the front of the RV parking lot. The bid from Ksue Construction, at \$4.50/sq.ft., was less than half the cost of the bid from Frost Landscaping, but its lack of detail about project costs was of concern to several board members.

After discussion led by Bill Topper, the board agreed to expand the project to include two 25-foot wooden fence extensions at each end of the RV lot that would match the fencing already in place. Therefore, JoAnn Simbek will get a revised bid from Ksue Construction and Marc Thomas the same from Frost Landscaping that incorporates these additions. The bids must specify that the fence will be installed in strict accordance with the manufacturers specifications. To move the project along, it was agreed that approval of a bid by the board could take place by phone or e-mail before the next board meeting.

The board was told that the paint on the front door at 660 W. Hale was is peeling down to the metal. Mike Newman provided a bid to strip and repaint it for \$75.00. Marc Thomas moved to accept the bid, Bill Topper seconded, and all board members present voted in favor.

The board decided to divide the work of updating the Orchard Villa phone directory equally among each member. While contacting owners for updated phone numbers, we will also try to get e-mail addresses.

New Business

Because of the dry winter, Frost Landscaping expects to turn the water back on by the beginning of March and to aerate the lawn. The grass will be mowed once in March, followed by the application of fertilizer and a pre-emergent treatment. Frost also intends to install sprinkler heads in areas where there are bare patches.

Bill Topper was placed in charge of creating an inventory of candidates for the driveway/sidewalk concrete repair project, tentatively scheduled for this spring. Barb Crossan volunteered herself and her husband, Herb, to assist Bill.

With both Marc Thomas and Bill Topper departing the board after October 2012, discussion took place on whether to look into hiring professional management. One suggestion was to hire an administrative assistant to get bids and be the first contact person for homeowner complaints and HOA maintenance issues.

Homeowner Gail Solomon asked about the steps involved in changing the landscaping around her unit and what were the appropriate plants to use. JoAnn Simbeck volunteered to work with her on these issues.

The meeting was adjourned at 7:50 pm.