

Orchard Villa Townhomes Homeowners Association Minutes
BOARD OF DIRECTORS
April 17, 2012 – Grand County Public Library

Board members present: Bill Topper, Barb Crossan, Connie Baty, Sue Noah, and Marc Thomas. Also in attendance: Board Secretary Judi Simon, Joann Simbeck, and Bob and Jhonnie Taylor representing homeowner Dorothy Wilson.

In the homeowner forum prior to calling the meeting to order, Bob Taylor said that the lawns looked worse than they ever had. He also felt that the RV lot contained many vehicles that did not belong there. The Board agreed that we needed to revisit the idea of regulating the lot with identification tags or permits. We also floated the idea of putting notices on the vehicles that they would be towed unless Board members were supplied with up-to-date contact information.

President Marc Thomas called the meeting to order at 6:30 pm. He moved to approve the minutes from the February 22, 2012 meeting as written. Bill Topper seconded and the motion was unanimously approved.

Financial Report

At the time of meeting, Marc Thomas reported that the HOA checking account balance stood at \$29,300 and the amount in our three reserve fund accounts came to \$44,085. An income and expenditures report was not available from our accountants in time for the meeting,

Old Business

Marc Thomas said that the RV fence screening project, minus some minor landscaping enhancements, was finished. Altogether the cost for the project that included 268 feet of simulated stone fence and two smaller wooden fence extensions stood at \$14,147, almost \$2,000 under what we had budgeted for it. With the new fencing in place, a question was raised as to whether or not it created a security issue for the lot and, if so, what could be done about it.

Regarding the concrete repair reserve fund project, Bill Topper and Barb and Herb Crossan surveyed all of our driveways and sidewalks, marking on maps the locations for possible safety and cosmetic repairs. With input from Bob Taylor, the Board coalesced around the idea of using silicone gel to maximize the number of cracks that could be repaired. This would also free up more money to grind down sidewalks and curbs where needed. However, the driveway at 457 N. Hale was so bad that most or all of it would need to be replaced.

Bill Topper solicited a bid of \$3.25/linear foot to seal cracks from Straightline Contracting, whom we could also use to replace concrete, if needed. He was waiting on a grinding bid from Provo-based Precision Concrete Cutting, with the timing dependent on when it would come down to do work locally. The board decided to wait on the grinding bid before moving forward on the project.

With updates collected from all the board members, Marc Thomas and Judi Simon volunteered to put the HOA phone book together, hoping to include it in the June assessment billing.

On the subject of tree replacements, Bill Topper recommended that the HOA contribute a certain amount and homeowners pay the difference for anything more expensive, if it's an appropriate selection. The Landscape Committee will compile a list of trees that need to be replaced and the appropriate trees to use.

The Landscape Committee asked to purchase decorative boulders to use with grasses as enhancements to the new RV lot fences. Marc Thomas moved that \$50.00 be allocated for this purpose. The motion was seconded by Sue Noah, and it passed.

Marc Thomas proposed that Diane Child be hired at the rate \$40/day, 5 days a week to be our pool operator this year. He added that Megan Lyle would fill in for Diane on the other 2 days each week. He then moved that we approve this arrangement. It was seconded by Sue Noah and all voted in favor. The pool will open on May 19th weather permitting, with a closing date in mid or late September to be determined by available funding.

Following a motion by Sue Noah that was seconded by Connie Baty, the meeting was adjourned at 7:42 pm.