

**Minutes  
Board of Directors  
Orchard Villa Homeowners Association  
Grand County Library – 257 E Center, Moab, UT  
Large Conference Room  
August 6, 2012 -- 6:30 p.m. – 7:45 p.m.**

Board members present: Sue Shrewsbury, Connie Baty, Barb Crossan, Bill Topper and Marc Thomas. Also in attendance: Board Secretary Judi Simon, Catherine Shank, and Gail Solomon.

In the pre-meeting homeowner discussion of items not on the agenda, Cathy Shank expressed concern that toxins are still used for weed control. She recommended an alternate, more green, approach to controlling weeds. Bill Topper said the Board had looked at the insecticides used to make sure they met national standards. Cathy Shank pitched the idea that using more iron instead of herbicides would be just as effective.

Cathy added that it had become increasingly difficult to sustain the voluntary weeding of our common area. She proposed adding around \$500 to the annual operations budget to hire someone to weed as needed.

Barb Crossan asked if the new bush planted in front of one unit had been approved by the Board. Marc Thomas said a compromise had been reached that as long as the height of the bush stayed under five feet, it could be planted. Sue Shrewsbury said the tree previously there had been cut down without Board approval.

Barb expressed her concern that maintenance of our buildings is being overlooked while we spend money on lower priority landscaping items. She cited in particular a letter from homeowner Chris Ensworth urging the Board to apply an elastomeric protective coating to our older phase one buildings.

Cathy Shank floated the idea of hosting an informal meeting of community homeowners to solicit replacements for the two Board members whose terms end with the October HOA annual meeting.

Board President Marc Thomas called the regular meeting to order at 6:52 p.m.

Sue Shrewsbury moved that the minutes from the April 17, 2012 board meeting be approved as written. Connie Baty seconded and the motion carried.

During discussion on the approval of bills, Bill Topper moved to authorize a payment of \$80.00 for weeding already completed around the pool and two nearby islands, although Marc Thomas was chastised by the board for not first seeking board approval for the project. Sue Shrewsbury seconded the motion, which passed unanimously.

Marc Thomas reported that our finances were in excellent shape, with \$40,527 in the operating checking account - enough to cover whatever version of a concrete repair project the board decided to approve. In addition, the three savings accounts that make up our reserve fund now total \$44,151.

### Old Business

Discussion resumed on the concrete repair reserve fund project. Bill Topper presented several scenarios, with costs dependent on the size of the sidewalk and curb edges cut down and whether or not repairing driveway cracks were included as part of the project. The Board decided to concentrate on cutting down hazardous edges and postpone work on driveway cracks. The Board refined the project to include all trip hazards that were 3/4" or higher, supplemented by any edges under 3/4" deemed hazardous by board members during a walk around to take place in a couple of days. Sue Shrewsbury urged the Board to keep the project within budget. Bill Topper promised to e-mail a new bid from Precision Concrete Cutting based on the new project parameters so the Board could then move forward on whether or not to approve it.

Two new trees have been planted to replace dead trees at 471 and 513 N. Hale.

### New Business

The Landscape Committee is babysitting a tree that could be planted in the fall to replace one of the willows behind 479 Alberta Ct. that will likely die in the next two years.

Sue Shrewsbury suggested that the Board look into getting a new lock or key pad lock for the pool entrance to stop the influx of non-residents using the pool.

As an initial step in planning the 2013 HOA budget, Marc Thomas proposed raising the contingency fund in case more pipes between the phase one dwellings and the street began breaking, as had happened earlier in the summer at 550 W. Hale. He also asked the Board to take a look at the reserve calendar to see whether changes should be made in the projects scheduled for the next two years.

Barb Crossan suggested that it was time to pay more attention to the exterior condition of our buildings. She and Bill Topper urged the Board to consider approving a protective coating project for the 12 phase one buildings that could start as early as next year. If approved, with a minimum cost of \$10,000 per building, based on bids received previously, the Board would then need to decide whether to fund the project by special assessment or through the annual operating budget and/or reserve fund. Marc Thomas volunteered to get more information on the scope of the project by talking to contractors about what work would be done and what materials would be used.

The meeting was adjourned at 7:55 p.m.