

Minutes
Board of Directors Meeting
Orchard Villa Homeowners Association
Grand Center Conference Room, Moab, UT
October 26, 2013 -- 3:30 p.m.

Board members present: Alan Gillette, Chris Kallmeyer, Sue Noah-Shrewsbury, Marc Thomas, and Reta Trimble. Also in attendance: Board Secretary Helen Thomas.

Alan Gillette did some repair work on the property, including replacing some fence posts, and was paid \$263.10 for this work.

A couple of parking issues were discussed:

- Owners of property adjacent to Orchard Villa are parking their vehicles on the street overnight and using Orchard Villa property as a driveway. Reta will prepare a parking violation notice.
- One unit has too many cars in the driveway.

The next Board meeting was scheduled for November 23, 2013 at 10:00 am at the Grand County library.

A bid in the amount of \$4,500 for termite control for building 12 was received. It was noted that similar work was done previously to a five-unit building for \$4,600 (building 12 has four units). A motion was made to approve the bid. The motion was seconded and passed.

The door jamb painting/repair project was discussed. The door jambs at two units were repaired, and a bill for \$180 was received. A motion was made to approve the bill. The motion was seconded and passed. A bid in the amount of \$4,360 to take care of all the remaining door jambs needing repair was received. A motion was made to approve the bid. The motion was seconded and passed.

Sue reported that there are seven homeowners without current proof of insurance. Chris will call them.

Marc inquired about the status of the trees needing to be replaced on Alberta Court. Replacement of the trees was approved at the last Board meeting. Chris has notified Ron about it.

A motion was made, seconded, and approved to elect officers of the Board as follows:

- Sue Noah-Shrewsbury – President, Chris Kallmeyer – Treasurer, and Alan Gillette, Marc Thomas, and Reta Trimble – Vice Presidents.

Sue talked to the individual who handles property management for Rim Village and Solano Vallejo about possibly taking on property management for Orchard Villa in the future.

The meeting was adjourned at 4:05 pm.