

**Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Large Conference Room
November 16, 2012 -- 1:00 p.m. – 3:10 p.m.**

Board members present: Connie Baty, Alan Gillette, Chris Kallmeyer, Sue Shrewsbury, and Reta Trimble. Also in attendance: JoAnn Simbeck and Board Secretary Helen Thomas.

President Sue Shrewsbury called the meeting to order at 1:06 p.m.

A motion was made to approve the minutes from the August 6, 2012 board meeting as written. The motion was seconded and passed.

JoAnn Simbeck gave a Landscape Committee update at the beginning of the meeting since she had to leave early. She explained her new role as Landscape Committee liaison. All issues/requests related to groundskeeping should go to JoAnn, who will meet with a representative from the groundskeeping company on a monthly basis. Chris Kallmeyer will serve as JoAnn's backup. JoAnn suggested that this information be included in the next newsletter.

JoAnn reported that the tree in the front of 610 W. Hale was bolted. She met with Marc Thomas and a representative from the groundskeeping company recently, and obtained a spreadsheet of the groundskeeping schedule. She will have a more complete/final schedule for 2013 in the near future, but she mentioned a few of the projects planned: moving sprinkler heads, dividing the grasses near the pool, and moving the rocks from the old medical building property on 400 North. For the latter project, Chris Kallmeyer will check with the hospital board about permission to move the rocks from the property.

JoAnn suggested that the Board send a thank you note to the library for use of the conference room. She volunteered to take on this task.

Financial Report

One of the bills to be approved was higher than usual, so it was put aside until further information could be obtained about it. A motion was made to approve all other bills. The motion was seconded and passed.

Connie Baty reported that \$2,210 has been paid from the checking account. Sue Shrewsbury provided an update on account balances: \$28,251 in checking, \$20,916 in CD, \$10,011 in savings/insurance, and \$13,270 in savings.

Sue reported that there are currently no overdue assessments, and proof of insurance is up-to-date for all units.

Old Business

Alan Gillette provided an update on the budget. The O&M budget is in good shape. We will spend about \$106K in 2012, and with \$117K budgeted, we expect to contribute about \$11K to the reserve fund. About \$115K is budgeted for 2013.

The Board reviewed and discussed the 2013 budget. One item discussed was \$1,000 budgeted for Board members to travel to meetings. Alan explained that this should cover the cost of gas for non-local Board members, and that it is allowed per Section 4 of the bylaws. Online meetings were brought up as a potential means for reducing travel costs. Sue Shrewsbury will do more research on online meeting options.

The reserve fund was discussed. Alan reported that there is currently about \$40K in the reserve, which is the minimum required amount.

Alan presented some scenarios for funding the elastomeric paint project. One scenario would use the reserve fund. It would involve painting two buildings each year for six years, with the project starting in 2014. This would allow the drainage and doorjamb painting projects to be completed in 2013, and allow more time to research the elastomeric paint solution. The proposed scenario would raise quarterly assessments by approximately 7%: from \$491K to \$525K for two-bedroom units, and from \$591K to \$633K for three-bedroom units.

Another scenario would use a special assessment to fund the project. It would result in approximately a 13% increase in quarterly assessments for the duration of the project.

New Business

The elastomeric paint project was further discussed. It was suggested that the painting project proceed, but only for the back sides of the buildings on West Hale, which are most in need of repair. A field trip was suggested to better assess the need for repairs on all buildings. Other painting options were also discussed. Additional research of the different options will be done before the December meeting.

A motion was made to approve the 2013 O&M budget, with further discussion of the reserve fund at the December meeting after further research on the options discussed. The motion was seconded and passed.

Sue provided an update on the drainage problem. She will meet with a representative from an engineering firm based in Grand Junction on Monday, November 19, to assess the problem. She also plans to talk to the city about storm drains.

The Board discussed the dog issues at one unit that were raised at the October 2012 annual meeting. Issues reported by other residents include: the dog being left alone in the courtyard for extended periods and barking loudly, the residents not cleaning up after the dog, the dog occasionally being let loose, and the dog allegedly biting children. The Board will send a written notice to the owners/residents. Reta Trimble will prepare a draft of the notice.

Sue briefed the Board on an issue with a wireless internet antenna. River Canyon Wireless attached an antenna to the back corner of one of the buildings. Three options were discussed: (1) leave the antenna as is, (2) review the installation (e.g., assess any damage, make sure it is caulked), and (3) have the antenna removed. The Board decided to review the installation.

The list of landscaping issues was discussed. The Board decided to send informal written notices about the issues. These notices should not only be informal, but also informative, to explain why it's important to resolve the issues (e.g., to prevent the spread of invasive species). Reta Trimble will prepare a draft of the notice.

A motion was made to sign a new agreement with the CPA. The motion was seconded and passed.

The next meeting was scheduled for December 14, 2012, at 1:00 p.m. in the library conference room.

The meeting was adjourned at 3:10 p.m.