

**Minutes**  
**Board of Directors**  
**Orchard Villa Homeowners Association**  
**Grand County Library – 257 E Center, Moab, UT**  
**Large Conference Room**  
**March 16, 2013 -- 2:00 p.m. – 3:45 p.m.**

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

President Sue Noah-Shrewsbury called the meeting to order at 2:10 p.m.

A motion was made to approve the minutes from the December 15, 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 presented two requests from homeowners:

1. Connie Baty made a request to plant several rose bushes along the fence line of her property. A drawing of the proposed planting area was provided. After some discussion, a motion was made to approve the request. The motion was seconded and passed.
2. Catherine Shank made a request to plant a tree to replace another tree that will need to be removed. She plans to purchase the tree, which is expected to cost between \$130 and \$180, and requested that the HOA pay for the cost to plant the tree, expected to cost about \$60. The quote to plant the tree was obtained from the groundskeeping company. Catherine consulted with the Utah State University extension office and determined that a maple tree would be a good choice. After some discussion, a motion was made to approve the request and pay up to \$100 for planting. The motion was seconded and passed.

JoAnn then gave a status update on behalf of the groundskeeping company:

- Dead grass was scraped away and will be replaced with sod.
- The grasses around the pool were trimmed.
- Pre-emergent treatment will be applied during the week of March 18.
- More sprinkler heads were moved.
- Jeff obtained a certification for applying water to landscaping, which may be helpful in addressing issues at Orchard Villa.

Gail inquired about installing a faucet for her patio. The Board determined that installing a faucet for the patio is allowable, but the homeowner must pay for all associated expenses.

Financial Report

Sue Noah-Shrewsbury reported that there are currently three units with overdue assessments. The homeowners will be notified via phone.

Sue will check on proof of insurance compliance.

Connie Baty provided a summary of bills that had been paid since the last Board meeting:

- January 2013: \$2,397.78 (utilities)
- February 2013: \$2,377.93 (utilities) + \$223.06 (to fix frozen pipes in pool house)
- March 2013: \$2,391.95 (utilities)

Sue reported that a \$480 bill was paid to KSue Construction for work that was completed in 2012. The invoice, dated 7/10/2012, was apparently not received until 2013. She also reported that income tax bills were paid, \$48 for federal and \$8 for state.

Sue provided an update on account balances: \$44,238.91 in checking, \$20,975.56 in CD, \$10,014.78 in savings/insurance, and \$13,274.69 in savings, as of 2/28/2013.

### Old Business

The transfer of funds from checking to the reserve was discussed. Alan Gillette suggested transferring a portion of assessments to the reserve as they are received. There are still details to be worked out with this approach though. For now, \$10,000 will be transferred from checking to the reserve.

Sue provided an update on the drainage problem. The cleanup planned for this year has been postponed for possibly several months because of the extreme winter weather.

### New Business

Sue reported that there has been no progress on the elastomeric paint project. There was discussion about a major stucco issue at one unit, which may need to be addressed this year, before the elastomeric paint project is scheduled to start.

There was also discussion about leaky swamp coolers. Many homeowners are apparently not having their swamp coolers serviced regularly. A reminder will be included in the next newsletter.

Dog issues were discussed. It was noted that dog feces have become a problem around the community. A reminder that homeowners/residents are to clean up after their dogs will be included in the next newsletter.

There was a complaint from a homeowner about a gap between the fence and the ground at one unit. The gap is allowing animals (e.g., skunks) to enter the community. Connie suggested that chicken wire be used to fix the gap. The Board will see if the groundskeeping company can repair the gap using chicken wire, which should be an inexpensive solution.

Sue reported that there has been no progress on the wireless internet antenna installed on one of the buildings.

Connie asked about having door jambs painted. Funds have been budgeted for this project. Sue will check on the status.

Sue reported that there were two roof leaks that were discovered recently. One needs to be repaired and paid for by the HOA. The details of the other leak are not yet known, but it may also need to be repaired by the HOA.

Alan suggested that solar heaters be considered for the pool, though he noted that the payback period may be too long. He also suggested that motion sensors be considered for the lights in the pool house.

Connie reported that pest control would be starting March 21.

The next meeting was scheduled for May 11, 2013, at 1:00 pm in the library conference room.

The meeting was adjourned at 3:45 p.m.