

**Minutes  
Board of Directors  
Orchard Villa Homeowners Association  
Grand County Library – 257 E Center, Moab, UT  
Large Conference Room  
May 11, 2013 -- 1:00 p.m. – 3:00 p.m.**

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

President Sue Noah-Shrewsbury called the meeting to order at 1:05 p.m.

A motion was made to approve the minutes from the March 16, 2013, board meeting as written. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck was unable to attend the meeting, so Chris Kallmeyer gave a brief update on her behalf. There was not much to report. JoAnn asked the landscaping company about turning off the sprinklers during heavy rains, but they said it would not be possible due to the effort involved. In most cases, turning off the sprinklers would not have much of an impact anyway.

Reta Trimble brought up some landscaping issues she has noticed on her property. There are holes in the sod that was laid recently. It appears that it was not laid properly and it is not getting enough water. In addition, there are some issues with the edging, and water from one of the sprinklers is hitting the building. Chris will report these issues to JoAnn so that she can discuss with the landscaping company.

There was discussion about whether we need more time from the landscaping company to maintain the property.

Pool (New Business)

Megan Lyle provided an update on the pool. It should be open no later than May 24, 2013. The heaters are working fine, and it shouldn't take more than a few days for the pool to warm up. The minimum water temperature required by the state of Utah is 78° F. Megan and Diane Childs will be the pool operators again this season.

There may be issues with the pool cover due to the harsh winter. The existing cover was purchased in 2006. In addition, a pump and hose may need to be purchased for the cover. Megan and Diane currently use a pump/hose owned by Diane.

There was discussion about re-keying the pool. The pool keys have never been changed, and there are individuals using the pool that are not homeowners or residents. The existing key system is a double lock system, but it was decided that a double lock will not be necessary with the new system. A motion was made to purchase a reprogrammable keypad without a double lock. The motion was seconded and passed. The new key code will be communicated to homeowners and residents via email and the newsletter.

Chris asked whether there should be a phone in the pool area. Megan said there is no law requiring one.

It was suggested that certain hours be set aside for adult lap swim. Sue will work with Megan to determine the specific hours. It will most likely be limited to weekdays.

The hours and season were discussed, and it was decided that the pool will be open daily from 8 am to 9 pm. The pool will open no later than May 24, 2013, and will remain open until about September 15, 2013.

#### Financial Report

Connie Baty reported that about \$5,770 in bills had been paid: \$3,096.55 for landscaping in April; \$2,404.18 for utilities in April; and \$270 for pest control in March and April.

Sue provided an update on account balances: \$55,079.14 in checking; \$30,000.00 in CD; \$10,015.95 in savings/insurance; and \$13,276.24 in savings, as of April 30, 2013.

Sue reported that all homeowners that had overdue assessments last time are now caught up. She also noted that we have not been enforcing late payments, but we need to start doing so. Otherwise, we may get into trouble if any homeowners become long overdue.

Sue reported that there are no issues with proof of insurance compliance.

#### Old Business

Sue reported that the reserve account banking paperwork has been signed. She also reported that there has been no progress on the drainage issue or the elastomeric paint project since the last meeting.

The doorjamb painting project was brought up. Alan Gillette confirmed that this project has been budgeted for, but no one was sure which units have been completed. The status of this project will need to be researched.

A renter's dog at one unit is causing problems with the landscape. This is especially a concern since a nearby unit is for sale. The owner will be notified.

The wireless internet antenna issue has been resolved. It was determined that the best course of action is to let the antenna remain since it would cause too much damage to remove it. River Canyon Wireless has agreed not to install any more antennas on the buildings in Orchard Villa.

An estimate was obtained from the landscaping company to use chicken wire to fix a gap between the fence and the ground at one unit. About 160 feet of chicken wire would be needed to fix the gap, and it would cost approximately \$520. A motion was made to approve this project. The motion was seconded and passed.

Sue reported that there has been no progress on the roof leak issues discussed at the last meeting.

#### New Business

Sue reported that there was a sewer backup on Alberta Court. It was determined that the HOA is responsible for the repairs, which cost \$150. A motion was made to approve the repair bill. The motion was seconded and passed.

Sue brought up some additional groundskeeping-related items:

- Jeff wants to remove a trumpet vine from one of the properties, and also wants to remove a poplar from a property on West Hale.
- There was a request from a homeowner to plant tomatoes and lay railroad ties. The latter request was denied since railroad ties have been determined to be toxic.
- Jeff has a new lawn mower that should reduce the clippings.

A homeowner requested permission to park a 21 foot camper in their driveway during the month of May. After reviewing the bylaws, it was determined that this is allowable, so it was approved.

Another homeowner requested permission to install a basketball hoop in their driveway. The Board did not find any issues with this request, but felt that the neighbors should decide whether to approve it.

Alan suggested having a barbecue for the Orchard Villa community. A suggestion was made to have it at the end of the pool season, around September 15. The event would most likely be catered.

The next meeting was scheduled for July 27, 2013, at 1:00 pm in the library conference room.

The meeting was adjourned at 3:00 p.m.