

Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
July 27, 2013 -- 1:00 p.m. – 3:00 p.m.

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

President Sue Noah-Shrewsbury called the meeting to order at 1:10 p.m.

A motion was made to approve the minutes from the May 11, 2013, board meeting as written. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck provided an update on landscaping:

- Ron is trying a new treatment to address the nut grass problem (this is why the property was not mowed this week).
- The landscaping company is supposed to trim the Photinia along the RV lot fence, but JoAnn was not sure when they would get to it. Weeding along the fence, however, is not in their contract. There was discussion about whether to have the landscaping company do the weeding or to hire someone else. It will likely be more cost-effective to hire someone else, so Sue will work on finding someone.
- The project to split and move grasses will probably be done in the fall, since now is not a good time to do it.
- A resident reported excess water near their rose bushes, and requested that Ron check the sprinklers for broken pipes.

Chris Kallmeyer presented two landscaping requests from Catherine Shank, who was unable to attend the meeting:

1. **To consider changing all lawn care products to organic products.** Catherine's letter explained how their building on Alberta Court has been using all organic products for about 10 years, and the results have been quite positive: fewer weeds, a deeper root system in the grass, and much healthier grass. Also, Ron has noticed that their lawns use less water. Furthermore, their lawns do not seem to have the nut grass problem. There was discussion about the current issues facing Orchard Villa, including nut grass and unhealthy grass, and the challenges of applying proper watering techniques. The Board was generally in favor of switching to organic products. Additional research is needed, which Sue will follow up on.
2. **To start removing and replacing the dying corkscrew willows in the common area.** It was noted that Catherine's request to plant a tree was approved at the March meeting. Alan said there was sufficient funding in the budget for tree maintenance. A motion was made to remove and replace one tree this year. The motion was seconded and passed.

Financial Report

Sue presented the bills to be paid. There was a recent bill paid for pool repairs for about \$1900.

Sue provided an update on account balances: \$32,262.26 in checking; \$31,034.61 in CDs; \$10,017.12 in savings/insurance; and \$23,278.73 in savings. Alan Gillette reported that the budget is healthy.

Sue reported that there are two homeowners with overdue assessments, and they will be assessed late fees.

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

Old Business

Sue reported progress on the drainage problem. The City cleaned out a couple of lines. The bill for this work has not been received yet. A couple of residents are not happy with the progress on this project, and have threatened to file a lawsuit. A motion was made to contact an engineer to figure out a solution to the problem. The motion was seconded and passed.

Sue reported that Victoria Fugit is doing research on the elastomeric paint project.

The ongoing dog issues at two units were discussed. Chris talked to the renters at one unit and the situation has improved. However, there are still issues at the other unit, so a warning letter will be sent.

Sue reported that the chicken wire project has been completed. The residents are happy, and \$520 has been paid to Jeff.

Chris reported that there are roof issues at one unit. A pipe needs to be replaced. She is working with Riverside Plumbing & Heating to take care of the problem. The HOA will most likely be responsible for the repairs.

Several pool-related issues were discussed:

- A new pool cover is needed. The existing cover should be replaced before winter. Alan suggested asking Megan to get three or four bids and write up her findings and recommendations for the Board. Alan also suggested reimbursing Megan for her time spent on this project.
- Adult only swim time will be Sunday through Thursday, 8-9 pm. Signage will be posted.
- There was discussion about children using the pool unaccompanied by an adult. Sue has talked to certain residents about this issue on multiple occasions.
- Re-keying the pool has been put on hold until next year, since there is not enough time to obtain email addresses in order to notify everyone.

New Business

The summer/fall barbecue will be on Saturday, September 14, 2013, near the pool area. It will be catered. Alan will coordinate the event.

Sue and Chris will determine which door jambs need to be painted so that this project can be completed.

JoAnn raised a concern about parking in the RV lot, especially with the development of the adjacent property. She is concerned about how to ensure that only Orchard Villa residents use the lot. An Orchard Villa parking pass was discussed as a possible solution.

There are two units with vehicles/trailers parked in driveways that are blocking the sidewalk. Chris will talk to the residents.

Catherine Shank raised concerns about speeding on Hale. Additional signage was discussed as a possible solution.

Chris brought up the idea of limiting the number of rental units at Orchard Villa. Implementing this policy would require a 75% vote of approval. The topic may be brought up for discussion at the annual meeting.

Reta Trimble mentioned that she has seen three snakes on her property recently. At this point, it does not appear to be a widespread issue.

The next meeting was scheduled for August 31, 2013, at 10:00 am in the library conference room.

The meeting was adjourned at 3:08 p.m.