

**Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
August 31, 2013 -- 10:00 a.m. – 12:00 p.m.**

Board members present: Connie Baty, Chris Kallmeyer, Sue Noah-Shrewsbury, and Reta Trimble. Also in attendance: Victoria Fugit, JoAnn Simbeck, Marc Thomas, Roy and Becky Webb, and Board Secretary Helen Thomas.

President Sue Noah-Shrewsbury called the meeting to order at 10:05 a.m.

A motion was made to approve the minutes from the July 27, 2013, board meeting as written. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck provided an update on landscaping. Ron and Jeff are dividing up responsibilities, and Ron will be responsible for the grass. JoAnn expressed concern about this arrangement because Ron is not a grass expert (he did not take the class that Jeff took), and he does not always check in with JoAnn. Marc Thomas believes Ron will now be in charge of all Orchard Villa landscaping.

The mowing schedule will change, from Thursday to Wednesday, because of the landscaping company's expanding operations. JoAnn expressed concern about them taking on more outside work, since they are not able to complete their existing Orchard Villa work. For example, they still have not divided the grasses near the pool area. Marc will arrange a meeting with Jeff, Ron, JoAnn, and Sue during the week of September 9 to discuss these concerns.

Reta Trimble commented on how much more we are paying for lawn care compared to other places she has lived. There was follow-up discussion about the landscaping issues at Orchard Villa, and how some issues are not being addressed. Any issues reported to Ron/Jeff should be followed up on in writing. Marc offered to email the issues that need to be addressed next week to Ron/Jeff, since Sue will be out of town. Grubs were recently discovered at one unit and are spreading. This problem needs to be addressed quickly, so it was added to the list for next week. The nut grass problem was also added to the list. Victoria Fugit suggested using a solution with a high concentration of iron to address the nut grass problem. This type of solution should also help address the chlorosis that is affecting some plants, and may also help with the bindweed problem.

Comments from Homeowners

Victoria brought up the filing system that is available for filing HOA records. It was noted that nothing had been filed there in a long time. Marc said he had some records that should be filed. Chris Kallmeyer will work with him on this.

Financial Report

Sue provided an update on account balances: \$54,465.29 in checking; \$31,141.64 in CDs; \$10,017.72 in savings/insurance; and \$23,280.12 in savings. The budget is in good shape.

Sue reported on overdue assessments and proof of insurance. There are two homeowners with overdue assessments, and they are being assessed late fees. There are a number of homeowners whose proof of insurance is not current. Chris will call them.

Old Business

The drainage problem was discussed, including previous efforts to assess and resolve the situation. It was noted that there have not been any problems since the drain was cleaned, even with the recent heavy rains. Thus, it is possible that no further work is needed. However, it was decided that it would be good to have an engineer assess the situation and possibly provide an estimate of any work needed. This information could be presented at the annual meeting.

Victoria has made progress on her research for the elastomeric paint project. The Orchard Villa buildings are covered with Dryvit. The company that makes Dryvit recommends elastomeric paint. Solano Vallejo has applied elastomeric paint, so we should look at what they have done.

The ongoing dog issues at two units were discussed. One unit had a dog chained in the back yard that destroyed the grass. Chris talked to the residents previously and the situation has improved. Another unit has a dog that is often left in the courtyard and barks loudly and continuously. Reta had planned to send a warning letter, but had not done so yet because she did not have all the necessary information. She will check on the situation while she is in town and then send a letter if needed.

There was no progress to report on the roof leaks at two units.

JoAnn reported that there is standing water behind one unit. Sue will follow up.

Several pool-related items were discussed. Sue reported that the Board voted via email to purchase a new pool cover. The down payment was made. A sign has been posted at the pool indicating the adult only swim times. Becky Webb reported that there is graffiti on one of the pool signs. The pool hours will remain the same (8 am to 9 pm), despite the shorter daylight hours. The plan is to try to keep the pool open until the middle of September, but the actual closing date will depend upon several factors, including the weather, budget, and the arrival of the new cover.

The fall barbecue will be the same date as the annual meeting (to be determined later during the meeting – see below).

Sue and Chris examined all door jambs and created a list of those needing to be painted. Many are in need of repair. The plan is to do the painting/repair in order of need.

Sue has identified a repairman to fix the fence behind the RV lot. He had surgery recently, so she will give him some time to recover and then contact him.

Reta passed around draft parking permits she prepared to be used for the RV lot. She will make minor changes based on comments received, and the permits will then be distributed to residents.

Sue will contact the Moab Police Department to see if we can borrow a flashing speed limit sign to help address the speeding problems on Hale.

New Business

Termites have been found in building 12. The HOA will need to pay for the external treatment. Sue will set up inspections of the other units in the building.

Several Orchard Villa homeowners recently met with the developer of the new development planned for the adjacent property. The developer is planning to proceed with two-story buildings with nightly rentals allowed. The developer is open to possibly partnering with Orchard Villa on a new fence.

The annual meeting was scheduled for October 26, 2013, at 2:00 pm at the Grand Center. Connie Baty will reserve a room.

Chris raised a concern about the cost of the organic lawn care products that were discussed at the previous Board meeting. Her understanding was that the organic products would cost about twice as much as the products used currently. This topic will be discussed with Jeff.

Solicitation of new Board members was discussed. Marc is eligible and willing to serve. Chris is willing to continue serving.

The next meeting was scheduled for September 28, 2013, at 10:00 am in the library board room.

The meeting was adjourned at 11:55 a.m.