

**Minutes**  
**Board of Directors**  
**Orchard Villa Homeowners Association**  
**Grand County Library – 257 E Center, Moab, UT**  
**Board Room**  
**September 28, 2013 -- 10:00 a.m. – 12:00 p.m.**

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

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

Approval of Minutes

A motion was made to approve the minutes from the August 31, 2013 board meeting as written. The motion was seconded and passed. A motion was also made to approve the minutes from the October 2012 board meeting with minor corrections. The motion was seconded and passed.

Landscape Committee Report

Sue gave a brief update on landscaping since JoAnn Simbeck was not present initially. Watering has been reduced. Sue has been turning off the sprinklers during the heavy rains. The grubs treatment was partially completed.

Chris Kallmeyer has two fruit trees that need to be replaced. It was noted that there are two other trees on Alberta Court that need to be replaced. There is \$1,000 in the budget for tree replacement, so all four trees can be replaced this year. The Landscape Committee will determine the appropriate replacement trees.

JoAnn presented requests from two homeowners:

1. **To install a flower bed along the fence.** A drawing was provided. No trees would be planted. A motion was made to approve the request. The motion was seconded and passed.
2. **To install a planting bed, including a cherry tree.** A drawing and plant list was provided. The planting bed would include a semi-dwarf cherry tree. A motion was made to approve the request under the following conditions: (i) the Orchard Villa HOA will not be responsible for the care of the cherry tree and will not replace it, and (ii) the homeowner is in good standing in terms of assessments. The motion was seconded and passed.

JoAnn also provided an update on landscaping. Weed treatment and the remaining grubs treatment have been postponed until next week due to the weather. Jeff/Ron told JoAnn that the Photinia along the front of the RV parking lot may freeze again, and suggested replacing it with Russian sage. There was some concern about whether Russian sage would be an appropriate replacement. For now, the grasses that need to be divided will be used to fill gaps. The nut grass treatment will be continued for now. Adoption of the organic products will be postponed until next year to allow time for more research.

Financial Report

Sue provided an update on account balances: \$47,156.60 in checking; \$31,141.64 in CDs; \$10,018.32 in savings/insurance; and \$23,281.50 in savings, as of August 31, 2013. The budget is in good shape.

There are two homeowners with overdue assessments, and they are being assessed late fees. Chris has called all the homeowners who do not have current proof of insurance.

### Old Business

The drainage issue was discussed. The system was unable to handle the recent heavy rains. Sue and others will meet with Jeff Pillus to talk about designing a solution.

There was no progress to report on the elastomeric paint project.

The ongoing dog issues seem to have been resolved.

The roofs were fixed at three units. The cost was about \$480.

Several pool-related items were discussed. The new pool cover was installed, and the bill was paid. The total was about \$3,000, less than the amount budgeted. The anchors on the handrail in the pool need to be replaced. Alan Gillette described the work needed, and estimated that it would cost a few hundred dollars. He will meet with a contractor. Chris said a resident has requested that alcohol be banned from the pool area. This topic will be discussed at a future meeting, along with all the other pool rules. The pool will close on September 29.

The fall barbecue will be the same date as the annual meeting, October 26, in the pool area. It will be catered. Homeowners/residents will be asked to RSVP in order to get an accurate head count.

Sue has prepared the list of units with door jambs needing to be repaired. There are 55 units needing some work. She will get bids.

There was no progress to report on the fence behind the RV lot. Alan will look at it.

The parking permits for the RV lot were discussed. Reta Trimble will add an expiration date of December 1, 2014 and print them. They will be mailed to homeowners with the annual meeting proxies.

Sue contacted the Moab Police Department about borrowing a flashing speed limit sign, and they agreed. It should arrive soon.

Two of the units in building 12 were inspected for termites, and none were found. The inspection for the remaining unit has been rescheduled.

The agenda for the annual meeting was discussed. It will focus on maintenance needs and issues in order to guide the formulation of the 2014 budget. Proxies will be mailed before the meeting.

### New Business

There was no new business to discuss.

### Comments from Homeowners

Ron Trimble suggested that Orchard Villa consider implementing a system requiring a percentage of the selling price of a unit to be contributed to the reserve fund. It is apparently a common practice for homeowners associations in the Salt Lake City area.

The next meeting was scheduled for October 26, 2013, after the annual meeting, at the Grand Center.

The meeting was adjourned at 12:35 pm.