

**Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
December 14, 2013 -- 10:00 a.m.**

Board members present: Alan Gillette, Chris Kallmeyer, Sue Noah-Shrewsbury, Marc Thomas, and Reta Trimble. Also in attendance: JoAnn Simbeck 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 November 23, 2013 board meeting with amendments. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck provided an update on landscaping. Leaves were picked up and major damage to trees was taken care of before the snow arrived. There is still some pruning to be done.

Frost Landscaping provided snow removal services after the early December snow. The cost was \$450, which was more than the \$300 budgeted for snow removal in 2013. Board members felt this was too expensive, and that other bids should be obtained in the future.

There was discussion about replacing a willow tree in the common area with a sycamore tree. There was general consensus that a sycamore would not be an appropriate choice due to their large size and maintenance requirements.

Financial Report

There are currently no homeowners with overdue assessments. There was one bounced check. The homeowner will pay the fee.

Chris Kallmeyer called and left messages for homeowners who did not have current proof of insurance.

As of November 30, 2013, account balances are as follows: \$56,172.27 in checking; \$31,181.95 in CDs; \$10,020.06 in savings/insurance; and \$23,285.56 in savings, for a total of \$120,659.84. The transfer of funds to the reserve will likely be made in early January. The amount of the transfer will be approximately \$44,000. One of the CDs will mature in January 2014. A motion was made to roll the amount (approximately \$10,000) into the savings account. The motion was seconded and passed.

Old Business

Alan Gillette reviewed the budget, which he had revised since the November meeting. Updates included adjustments made for termite eradication, snow removal, organic weed control, and the drainage project. The revised 2014 budget would be \$120,000 for O&M and \$49,500 for the reserve fund, for a total of \$169,500. The revised budget would result in a 3.8% increase in assessments, which is in line with planned increases.

Alan reviewed the reserve fund projects and costs planned for 2013 through 2017. Reserve projects scheduled for 2014 include gate and courtyard wall repair, roof inspection and repair, termite eradication, common area improvement (west end of Hale drainage project), gate painting, elastomeric painting, asphalt seal coating, and asphalt crack sealing.

A motion was made to approve the budget. The motion was seconded and passed. Alan will prepare a write-up about the budget and recent projects completed for the upcoming newsletter.

The temperature monitor for the pool house has been ordered. Alan will install once it arrives.

Alan found the hot water heater in the pool house unplugged, and inquired about whether it should be plugged in. He will ask Megan Lyle.

The drainage project at the end of west Hale has been put on hold due to the weather. There was discussion about a pipe that was discovered near the site recently, and how it may impact the solution to the problem. Moab Irrigation will be consulted.

Bids will be obtained for the elastomeric paint project in January.

Door jamb painting is on hold due to the weather.

An informal check of vehicles in the RV lot was done and the system seems to be working.

New Business

Termites were discovered in building 8. Inspections of the units will be scheduled.

Marc Thomas has requested bids for asphalt crack sealing, but has not received any responses yet.

The next newsletter will be mailed during the week of December 16. A reminder about servicing swamp coolers will be included.

The next meeting was scheduled for March 1, 2014, at 10:00 am in the library board room.

The meeting was adjourned at 11:40 am.