

**Minutes  
Board of Directors  
Orchard Villa Homeowners Association  
Grand County Library – 257 E Center, Moab, UT  
Board Room  
February 14, 2015 – 10:00 a.m.**

Board members present: Aaron Davies, Marc Thomas, and Reta Trimble. Also in attendance: Liane Morgan, Steve Weissman, Landscape Committee Chair JoAnne Simbeck, and Board Secretary Helen Thomas.

Homeowner's Forum

Steve Weissman, the renter at 445 North Hale, was present to discuss violations of Orchard Villa parking and vehicle rules and regulations. Concerns about these violations were raised at the December 13, 2014 Board meeting. Specifically, there were large vehicles parked in his driveway and other vehicles parked on the street. Since there had been similar complaints about this unit before and a Board member had made verbal contact with the residents previously, the Board had authorized sending a letter to the unit's owner.

Steve stated that he was not aware that there were limits on the number of vehicles parked in the driveway. He had been contacted by a Board member once before, but that was regarding vehicles parked on the street. His property management company was not aware of the rules and regulations either. He has given them a copy. Steve assured the Board that he would comply with the rules and regulations going forward. He said he had already moved the extra vehicles from his driveway to the RV parking lot.

There was discussion about the specifics of the rules and regulations, including the limit of two vehicles parked in the driveway, the weight limit of vehicles parked in the driveway (3/4 ton), and the limitations on street parking (no overnight street parking). It was agreed that Steve would comply with the following: not park more than two vehicles in the driveway; not park vehicles larger than 3/4 ton in the driveway; and not park vehicles on the street overnight, with the exception of his patrol car.

President Marc Thomas called the meeting to order at 10:35 a.m.

There was additional discussion about the driveway issues. Aaron Davies volunteered to communicate with Steve about this subject in the future. The Board agreed that the outcome of today's discussion should be documented in a letter to Steve. Reta Trimble volunteered to draft a letter and send it to the Board for review. Marc will include a copy of the rules and regulations with the next newsletter.

Approval of Minutes

A motion was made to approve the minutes from the December 13, 2014 Board meeting as written. The motion was seconded and passed.

Landscape Committee Report

JoAnne Simbeck provided an update on landscaping:

- Victoria Fugit is working on replacing the dead plants in the garden near the RV lot fence. She has contacted the suppliers, and many of them will be shipping replacements.
- Jeff Frost applied the pre emergent treatment and turned on the water recently.
- JoAnne expressed concern about some plants near the 500 West entrance that are not doing well, despite quite a bit of effort to nurture them. The plants were intended to hide utility boxes. They may need to be replaced with something that is easier to maintain.

- The Landscape Committee will draw up a plan for putting in a new planting bed around the tree in the RV lot.
- JoAnne requested help with weed removal in the planting beds near the pool. Marc will check the budget and see if there is funding set aside to hire someone.

### Financial Report

According to the financial report from our accountant, there are four homeowners with overdue assessments. All have been assessed late fee charges, in accordance with our policy.

The HOA finances are in good shape. As of January 31, 2015, the Association had \$31,048.97 in checking and \$78,984.25 in the reserve accounts, for a total of \$110,033.22.

### Old Business

The RV parking lot rules and regulations were discussed. Reta reported that the lot is full and most vehicles do not have permits. The Board agreed that signs should be posted in the lot indicating that a permit is required. The signs should include a phone number to call to obtain a permit. Aaron will get an estimate for two signs.

The Board discussed the Orchard Villa phone directory, which has not been updated for several years. Due to privacy concerns, the Board decided to focus on obtaining homeowner emergency contact information that would only be available to Board members. A form will be included in the next newsletter for homeowners to fill out and mail back. The form will allow homeowners to specify their preferred method of contact (e.g., phone, text, email).

### New Business

Homeowner Liane Morgan inquired about the process for selecting the paint colors for their building, which is scheduled to be painted this year. Marc will locate the color chart and work on getting the contact information for the homeowners in the affected buildings.

It was noted that many dog owners are not cleaning up after their dogs, despite the availability of dog poop bags. Some owners are also leaving their dogs unattended.

Marc presented to the Board a letter addressed to the City of Moab Animal Control requesting that they resume patrolling Orchard Villa. A motion was made to approve sending the letter. The motion was seconded and passed.

The groundskeeping contract with Frost Landscaping is in its fifth and final year. The company has offered another five-year contract at the same cost. It is preferred to have one company handle all groundskeeping work, and so far, Frost Landscaping has been the only company available to do that. Reta volunteered to do some research to see if any other companies are willing to take on all the groundskeeping work.

The Spanish Valley Pest Control contract is up for renewal. The Board agreed to renew it for another year.

Elastomeric painting of the exterior stucco on the next four West Hale buildings is scheduled to start April 15, weather permitting. Additional maintenance work will include gate painting, door jamb repair and painting, and concrete raising and caulking on doorways and patios. The cost for the elastomeric painting will be the same as for the work completed in 2014. Gate painting and door jamb work may start soon in order to finish before the exterior stucco maintenance begins in mid-April. Bids are needed from Todd Gruber and Alan Gillette for the door jamb and concrete raising work.

Aaron reported that his door jambs are in need of repair. He will contact Todd Gruber for an assessment.

The next meeting was scheduled for March 21, 2015 at 9:30 am in the library board room.

The meeting was adjourned at 11:58 a.m.