

Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
March 21, 2015 – 9:30 a.m.

Board members present: Alan Gillette, Marc Thomas, and Reta Trimble. Also in attendance: Stacy Dezelsky, Gail Solomon, Jerry Weber, Nancy Weber, Landscape Committee Chair JoAnne Simbeck, and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 9:35 a.m.

Approval of Minutes

A motion was made to approve the minutes from the February 14, 2014 Board meeting. The motion was seconded and passed.

Landscape Committee Report

JoAnne Simbeck provided an update on landscaping. She received a bid from Peter Emmerich for weeding and pruning in the pool area. The work would span April through November and the cost would be \$262, which is within budget. The main issue with the bid was that it did not include the perimeter area. JoAnne will request another bid that includes the perimeter area.

JoAnne submitted a bill for the junipers that were purchased recently for the new planting bed around the tree in the RV lot. The cost was about \$50, including shipping. The junipers need to be planted, and additional work is needed to set up the new planting bed. JoAnne had tried to get a quote from Frost Landscaping for this work, but was not successful due to some communication issues. Marc will set up a meeting with Jeff Frost to discuss this and other priority landscaping tasks. JoAnne will prepare a list of priority landscaping tasks for the meeting.

Alan Gillette inquired about the replacement tree for his unit. JoAnne will add it to the list of items to discuss with Jeff.

JoAnne reported that the sprinklers are now coming on twice each week.

Gail Solomon asked about evening out the RV lot fence. Alan will give an estimate. It was noted that this work is not in the 2015 budget. Gail also inquired about a section of the boundary fence that needs to be repaired. Alan will take a look at it. Fence repairs are part of the 2015 budget.

Financial Report

Marc reported that the HOA finances are in good shape. As of March 20, 2015, the Association had \$25,533.50 in checking and \$ 79,066.96 in the reserve accounts, for a total of \$ 104,600.46.

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

Old Business

The Spanish Valley Pest Control contract is up for renewal. The cost is \$140 per month, which is \$10 more than the amount budgeted. Board members would like more information about the

treatments included in the contract, since there seem to be ongoing issues with certain pests. However, Board members felt it was in the best interest of the HOA to continue the treatments. A motion was made to approve the contract. The motion was seconded and passed.

The exterior maintenance work scheduled for the next four West Hale buildings was discussed. Elastomeric painting of the exterior stucco is scheduled to start April 15, and colors for each building need to be chosen by April 1. Gate painting should start soon since it should ideally be finished before the exterior stucco painting begins. Alan will communicate this to Todd Gruber.

Alan presented updated budget numbers for the 2015 reserve projects. The expected cost of gate painting rose \$115, based on a quote from Todd Gruber for \$150 per gate. The expected costs of concrete raising and door jamb painting/repair fell \$896 and \$1,864, respectively, based on surveys of the buildings. These adjustments, as well as postponing the installation of a water main shut-off, will free up sufficient funds to cover installing the solar pool heater this spring.

The original amount budgeted for the solar pool heater was \$4,000, but all bids received were higher. Three bids were received:

- Access Solar (Mt. Pleasant, UT): \$7,240
- Watermark (Grand Junction, CO): \$6,529
- Canyonlands Concrete Raising (Moab, UT): \$6,251

The above costs are net of a \$750 rebate from Questar. The pool pump may need to be upgraded in order to have sufficient flow. This would add approximately \$500 to the costs. Alan presented a handout comparing the bids based on a number of criteria, including performance, system design, cost, and warranty. He recommended selecting Canyonlands Concrete Raising (his company) for several reasons, including lowest bid, best performance and warranty, along with local support.

The bids were discussed. One concern raised was that this would be the first solar pool heater installation for Canyonlands Concrete Raising. The Board was not ready to make a selection. There was interest in talking to Access Solar to see if there was any flexibility in their bid. The target date for having the system installed is mid-May to allow time for the pool to warm up before the planned opening on Memorial Day weekend.

New Business

Marc reported that he had learned from Spanish Valley Pest Control that Sue Noah-Shrewsbury had scheduled a termite spot treatment for 480 Alberta Court. A spot treatment costs about \$400. It was not clear whether this was the appropriate treatment. A perimeter treatment, which costs about \$4,000, is usually recommended. None of the Board members had heard anything about this issue. A Board member will contact the company on Monday to get more details.

State and federal income taxes have been filed. The total amount paid was \$65 (\$9 for state and \$56 for federal), which was \$10 under budget.

Board member Aaron Davies, while not present, had recommended the Board appoint Stacy Dezelsky to the vacant Board opening previously held by Christine Kallmeyer. Stacy introduced herself. She has lived in Moab for 30 years, and is employed full time at the Canyonlands Field Institute. A motion was made to appoint Stacy Dezelsky to the Board. The motion was seconded and passed

The meeting was adjourned at 11:50 a.m.