

Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
May 23, 2015 – 9:30 a.m.

Board members present: Aaron Davies, Stacy Dezelsky, Alan Gillette, Marc Thomas, and Reta Trimble. Also in attendance: Rebecca Davidson and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 9:37 a.m.

Approval of Minutes

A motion was made to approve the minutes from the March 21, 2015 Board meeting. The motion was seconded and passed.

New Business – Entrada at Moab Water Line Easement / Connections

Rebecca Davidson, Moab City Manager and Orchard Villa resident, was present to discuss possible easements and connections to the Orchard Villa water line for the Entrada at Moab development. Two connections to the water line are currently under consideration. The one on the west side of the property is in an mostly unobstructed location, free of our common area landscaping. However, the proposed connection on the east side of the property to create a looped flow is in a more heavily landscaped area that includes several large trees. The Board asked that the City find a less developed route for this connection. Rebecca felt this would be possible, but she needed some time to look at the options. She will get back to us with possible alternatives and contact information for the Entrada at Moab development..

Landscape Committee Report

Marc provided an update on landscaping since JoAnne Simbeck was not present:

- Six trees purchased by the HOA are still at the nursery. Some were slated for planting along the fence near the water line area. The trees may have to be planted elsewhere, depending on the outcome of the water line issue.
- Jeff Frost inquired about the impact the water main connection might have on our water pressure. Marc will ask the City about this.
- Jeff has cut back on watering due to the recent rainfall.
- Jeff offered to scrape the weeds in the RV lot, but the Board did not feel it would be worth the effort to move all the vehicles.

Stacy Dezelsky reported that the mulberry tree on the Rouzer property is obstructing our sidewalk and needs to be trimmed. The Board agreed that Frost Landscaping could trim the tree with the owner's permission. Stacy will contact the property owner to request permission.

Alan Gillette reported that he had purchased blocks for the new planting bed around the tree in the RV lot. He is working with JoAnne Simbeck and Victoria Fugit to install the blocks.

Financial Report

Marc reported that there are four homeowners with overdue assessments. All will be assessed late fee charges, in accordance with our policy.

Alan noted that the profit and loss statement does not include prorated (year-to-date) budget comparisons. He is not aware of any issues with the budget.

Marc reported that the HOA has \$22,760 in checking and \$79,113 in the reserve accounts, for a total of \$101,873. There are outstanding bills to be paid in the amount of \$12,735. This will leave only \$10,025 in the checking account, with no new funds coming in for a while. Marc requested permission to transfer funds from the reserve to the checking account. A motion was made to give Marc authority to transfer funds from the reserve to the checking account as needed. The motion was seconded and passed.

Old Business

Marc reported that good progress has been made on the elastomeric painting of buildings 9-12. Alan provided updates on sunken concrete repair, courtyard gate painting, and door jamb repair for these buildings. All sunken concrete has been repaired, with the exception of one small issue at 654 W. Hale that he needs to assess. Courtyard gate painting is also underway. One question that has come up is whether the gate latches should be painted the building color or the gate color. All latches so far have been painted the same color as the buildings, and the Board felt we should continue with this policy to be consistent. Alan noted that there is an issue with a screw on one of the gates.

Alan reported that the solar pool heater was installed and is working well so far (the pool opened today). The pool cover should be closed at night in order to keep the water warm. However, there is an issue with the stitching on the cover and its track alignment that needs to be repaired. The pool operators do not want to close the cover until it is repaired. Watermark, the company which provided the cover, is based in Grand Junction, so it may be a while, if ever, before it comes to repair it. After much discussion, Alan volunteered to take a shot at repairing the cover, with stitching assistance from Reta.

New Business

Marc noted that the pool gate lock has disappeared. Board members felt that the lock should be replaced since the pool cover will initially be left open overnight. The Board decided to continue with the same pool schedule as last year, with adult swim from 8 p.m. to 9 p.m. Monday through Thursday, and a closing time of 9 p.m. daily. Marc and Stacy will take care of closing the pool for the first week. Marc will work on setting up a regular closing schedule.

Marc reviewed several 2015 Utah state laws that impact homeowner associations:

- HOAs must treat renters and homeowners equally.
- HOAs must notify homeowners in advance about Board meetings. Any homeowners that provide email addresses must be notified about meetings via email. Marc will give Orchard Villa homeowners the opportunity to provide email addresses for this purpose.
- If a HOA owner or resident defaults on utility payments in the winter, the utilities cannot turn off the heat or power without giving due notification to the Association.
- Records must be maintained for any HOA business conducted via email. Aaron raised a concern about the potential privacy implications of this, since Board members use personal email accounts to conduct HOA business. He suggested that we consider setting up separate email accounts for conducting HOA business.
- Governing documents can now be changed if two-thirds of homeowners approve the changes. Previously, 100% approval by unit owners was required by our governing documents to make changes.

Comments from Homeowners

Three emails were received from homeowners:

- Jerry Weber (704 W. Hale) reported a water leak at his courtyard patio door. Marc will see if Mike Newman can caulk the area when they paint the building.
- Roy and Rebecca Webb sent a letter of appreciation for the recent improvements to the community, including the exterior stucco painting and the solar pool heater.
- Catherine Shank requested that the Board consider taking some action to address speeding within Orchard Villa, e.g., installing speed bumps or a flashing sign. The Board discussed potential actions and decided to start with a reminder in the next newsletter. Board members also expressed a willingness to work with Catherine to try and identify who is speeding.

Old Business (reopened)

Aaron Davies brought up a couple of topics that had been discussed at the February 14, 2015 Board meeting:

- Steve Weissman, the renter at 445 North Hale, had been present at the February meeting to discuss violations of Orchard Villa parking, as well as vehicle rules and regulations. Aaron had volunteered to follow up with Steve on this matter, but he wanted to discuss it with the Board first. Aaron noted that Steve had complied with some of the regulations, but was still parking too many vehicles in his driveway. Marc confirmed that a letter had been sent to Steve, but he was not sure whether Steve had received it. Marc will confirm that Steve received the letter before any additional action is taken.
- The Board had previously decided to post signs in the RV lot indicating that a permit was required, along with a phone number to call to obtain one. After additional discussion, the Board decided that a sign would be more effective if it had a container for blank permits rather than having individuals contact a Board member to obtain one. The sign should state that the lot is for Orchard Villa residents only, and it should have instructions for completing and displaying the permit. Aaron will get an estimate for the sign.

Aaron reported that the dog poop bag dispenser near the 400 North entrance needs a new screw.

The meeting was adjourned at 11:43 a.m.