

Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
September 19, 2015 – 9:30 a.m.

Board members present: Aaron Davies, Stacy Dezelsky, Alan Gillette, and Marc Thomas. Also in attendance: Landscape Committee Chair JoAnne Simbeck and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 9:30 a.m.

Approval of Minutes

A motion was made to approve the minutes from the May 23, 2015 Board meeting as written. The motion was seconded and passed.

Landscape Committee Report

JoAnne Simbeck reported that there is a lot of deferred landscaping maintenance. She has repeatedly requested that Frost Landscaping complete a number of tasks, but to no avail. JoAnne will create a list of the landscaping tasks that need to be completed so that Marc can discuss with Jeff Frost.

JoAnne noted that the Landscape Committee is generally not happy with Frost Landscaping. The Committee recommends that other companies be considered before renewing the contract with Frost. Marc noted that the existing contract expires at the end of 2015, and that Frost Landscaping has submitted a bid to continue the work at the same rate for three years. The Board agreed that other bids should be sought. Board member Reta Trimble, who was unable to attend the meeting, emailed information about a landscape maintenance contractor in Moab who is interested in the work at Orchard Villa. This contractor does the landscape maintenance for the Rim Village and Solano Vallejo condominium communities. Additional discussion was deferred until later in the meeting.

Financial Report

Alan Gillette provided an update on the budget. He distributed a handout showing the 2015 budgeted amounts, actual expenditures to date, estimated expenditures for the rest of the year, and projected budget variances. Highlights include:

- O&M expenditures are projected to be about \$10,000 under budget.
- Reserve expenditures are projected to be about \$2,000 under budget.
- Water expenditures have been lower than usual this year and are expected to be about \$2,000 under budget.
- Expenditures on landscaping improvements are about \$200 under budget.
- As expected, natural gas expenditures have been reduced due to the installation of the solar pool heater. Total natural gas expenditures for the year are expected to be about \$226, which is \$24 under budget.

Alan noted that the HOA financial documents are stored on a cloud drive that is accessible to all Board members.

Marc reported that there are three homeowners with overdue assessments. All will be assessed late fee charges, in accordance with our policy. The HOA has \$79,205 in the reserve accounts. The checking account balance has dropped to \$835, but will be replenished shortly by fourth quarter assessment payments.

Old Business

Marc reported that he attempted to meet with Moab City Manager Rebecca Davidson this week to discuss the *Entrada at Moab* water line easement/connections, but she was not available. He expects to meet with her next week and then update the Board via email. There was discussion about the pros and cons of the water line connection. One of the main benefits is that fewer homes would be impacted by water shutoffs during future water line maintenance. Although there has not been much of a need for maintenance so far, it is expected to be needed more often as the water lines age. The main concern with the connection is that a tree would be impacted. Stacy Dezelsky felt that it may be possible to save the tree. She will write up a description of the tree remediation that was done for the Youth Garden Project so that Marc can ask the City about it.

Alan provided an update on repairs in the pool area:

- Gary Crowsman will install a keypad lock on the pool gate. The cost is expected to be about \$200. The keypad lock will allow residents to access the pool area with an access code. Board members felt that a second lock may also be needed to prevent individuals from entering the pool area after hours, especially if the pool cover is left open overnight. A second lock will be considered for the 2016 season. A suggestion was also made to consider installing motion detectors on the lights for the 2016 season.
- Attempts to find a local or nearby company to repair the pool cover have not been successful, so Alan has contacted a company in the Salt Lake City area. The repair costs would be higher since we would have to pay for travel costs. This will be incorporated in the 2016 budget.
- The pool pump is leaking. One option would be to fix the leak at a cost of about \$150 to \$200. Another option would be to replace the pump with a more energy-efficient one. The cost for a new pump would be in the \$500 to \$800 range, but it could reduce the electric bill by about half. Reliability and serviceability will be important factors in this decision.
- Alan has done some preliminary research into installing solar panels to generate electricity for the pool. He estimates that about 20-25 panels would be needed and the cost would be about \$10,000. These estimates are based on the electricity usage of the existing pump.

Marc reported that the driveway water line break at 530 Hale was repaired by Riverside Plumbing for \$960. He was pleased with their work and would recommend them for future water line repairs.

Board members reported that the RV parking lot situation has improved as a result of recent efforts to enforce the use of parking permits. There is now more space in the RV lot and most vehicles have permits. A note of appreciation to homeowners for their cooperation will be included in the next newsletter.

New Business

The policy on selecting exterior building paint colors was discussed. A committee selected the paint colors for the initial round of painting, but some homeowners expressed concern with the color selection. For the second round of painting, homeowners were allowed to select the colors

provided that all homeowners in a building agreed. This policy resulted in too many choices for homeowners, so a new policy is needed.

Alan presented a form and color palette that would be used to select exterior paint colors for a building. The form would indicate the color selected and include signatures of all homeowners in the building. The color palette would include a limited number of colors. Aaron Davies volunteered to prepare a color palette for homeowners to review at the annual meeting. To ensure consistency, the palette will only include colors from paint strips containing the colors that have been used so far.

A motion was made to approve the building color selection form amended as follows: one or more statements will be added to the form to indicate that the Board will choose the paint colors if homeowners do not agree on a color by the March 1, 2016 deadline. The motion was seconded and passed.

The pool will close on September 20, 2015, as originally planned.

Alan will prepare budget handouts for the annual meeting. A bid is needed from Mike Newman for the exterior building painting. One or more bids are also needed for the landscaping contract. JoAnne and Stacy will work on an RFP using the existing contract as a starting point.

A motion was made to schedule the annual meeting for October 24, 2015 at 1:00 p.m. The motion was seconded and passed. There will be two open Board positions to fill.

Some vandalism occurred recently in the Orchard Villa community that involved damage to a vehicle parked in the RV parking lot. Marc filed a police report at the request of a few homeowners. The vehicle damage was not discovered until the homeowner was about to take the vehicle on a trip. This situation raised the issue of whether there needs to be a notification policy whereby the Board notifies homeowners of vandalism incidents that occur within the community. This issue was tabled until the annual meeting.

The meeting was adjourned at 11:40 a.m.