

**Minutes  
Board of Directors  
Orchard Villa Homeowners Association  
Grand County Library – 257 E Center, Moab, UT  
Board Room  
February 28, 2014 -- 10:00 a.m.**

Board members present: Alan Gillette, Chris Kallmeyer, Marc Thomas, and Reta Trimble. Also in attendance: Landscape Committee Chair JoAnn Simbeck.

Vice President Marc Thomas called the meeting to order at 10:25 a.m.

Approval of Minutes

A motion was made to approve the minutes from the December 14, 2013 board meeting. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck provided an update on landscaping. Our groundskeeping firm will be trimming ornamental grasses, removing protective wrap from trees, and beginning spring start-up on the lawns and sprinklers.

She also reported that the homeowners at 696 W. Hale were petitioning the Board to extend their back patio flower bed by planting two burning bushes. After discussion, the Board voted to approve the change, contingent on leaving enough room for the mowers.

Financial Report

According to the financial report from our accountant, there were four homeowners with overdue assessments. In accordance with our policy, they will be assessed late fee charges.

As of February 20, 2014, account balances were as follows: \$24,089 in checking; \$21,257 in CDs; \$10,021 in savings/insurance; and \$77,625 in savings, for a total of \$132,992. The larger savings account grew substantially due to an influx of funds from the checking account and a maturing CD.

Old Business

After discussion among board members, it was decided Alan Gillette would coordinate with Frost Landscaping on the drainage project at the west end of Hale, expected to get underway shortly due to the arrival of warmer weather.

Alan Gillette reported that the temperature monitors for the pool house rooms, including the bathrooms, had been installed and activated, and were working properly in sending alerts.

With the weather improving, the Board decided to move forward on the elastomeric paint project for our buildings. Marc Thomas was instructed to solicit a new bid from painting contractor Mike Newman to update the one received from him in the fall of 2012. The bid covers four residential buildings this year, and includes stucco repair as needed and a different paint color for each building. The Board authorized a committee headed by Christine Kallmeyer to choose the paint colors.

Marc Thomas reported that he had been successful in reducing the termite treatment bid for the Alberta Court residential building from \$4,600 to \$4,300. The Board then voted unanimously to accept the new bid from Spanish Valley Pest Control. The treatment will occur in mid-March.

Marc Thomas presented to the Board the three bids received for seal coating and crack sealing our asphalt streets. The bids ranged from \$14,734 to \$23,296. After discussion that verified it would be applying two coats of sealer to our streets, the Board voted unanimously to accept the low bid of \$14,734 from Bonneville Asphalt and Repair.

#### New Business

The Board was informed by Marc Thomas that the Moab Planning Commission hearing on approving the *Entrada at Moab* residential planned development for the vacant lot next-door had been postponed to March 13, 2014.

Marc Thomas reported that dog poop bags for the three bag holders had been ordered to help address the persistent problem of residents not cleaning up after their pets.

The next newsletter will be mailed out with the second quarter assessments around March 20. Marc Thomas will write the newsletter and include reminders on parking lot permits, picking up dog poop, and servicing swamp coolers.

The next meeting was scheduled for April 19, 2014, at 10:00 am in the library board room.

The meeting was adjourned shortly before noon.