

**Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
April 19, 2014 -- 10:00 a.m.**

Board members present: Alan Gillette, Sue Noah-Shrewsbury, and Marc Thomas. Also in attendance: Aaron Davies, Victoria Fugit, Landscape Committee Chair JoAnn Simbeck, and Board Secretary Helen Thomas.

President Sue Noah-Shrewsbury called the meeting to order at 10:16 a.m.

Approval of Minutes

A motion was made to approve the minutes from the February 28, 2014 board meeting as written. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck provided an update on landscaping. The groundskeeping company has applied iron to the trees and started the sprinklers. The schedule for watering is currently three days per week.

The landscape committee met on April 4, and came up with recommendations for common area landscaping improvements:

- Removing the dead photinias from the RV parking lot fence area. The three plants that have survived would remain.
- Dividing the grasses in the pool area and moving them to the RV lot fence area.
- Purchasing rocks and several new plants for the RV lot fence area. The recommended plants include blue fescue, sumac, mock orange, josee reblooming lilac, and a dwarf almond tree. The recommended plants are expected to be low maintenance and bloom at different times.
- Weeding along the RV lot fence.
- Creating a bed around the tree in front of the wood part of the fence on the east side of the RV lot.
- Checking the emitters at the north entrance to make sure they are working correctly.

JoAnn and Victoria Fugit presented a diagram describing the proposed landscaping improvements. Frost Landscaping would do the work. The total cost was estimated to be around \$300. A motion was made to approve the landscaping improvement project provided that the total cost does not exceed \$500 and the work is completed by June 1, 2014. The motion was seconded and passed.

Financial Report

The latest financial report was requested from the accountant prior to the board meeting, but was not received in time for the meeting. Thus, there was no information available on account balances, overdue assessments, or homeowner proof of insurance compliance.

Old Business

Marc Thomas reported that the elastomeric paint project had started, and that the first building had been completed (four buildings will be completed this year). Marc submitted the second

invoice for payment, in the amount of \$8,200. The painting contractor is being paid in five equal installments.

Marc reported that the drainage project had been completed. An invoice was received from Frost Landscaping. However, it was \$420 over the \$2,500 originally budgeted and did not meet all the specifications. The board decided to postpone approval of the bill pending discussion with Jeff.

Sue Noah-Shrewsbury reported that progress had been made on the door jamb painting project, and an invoice had been received for the work completed. A motion was made to approve payment of the invoice. The motion was seconded and passed.

Alan Gillette reported that a roof leak at one unit had caused stucco damage.

The seal coating and crack sealing of our asphalt streets is expected to begin soon. Marc will talk to Bonneville Asphalt and Repair about a starting date.

Marc reported that Spanish Valley Pest Control had completed the termite treatment for the Alberta Court residential building.

New Business

Marc reported that the dog poop bags that were ordered for the three bag holders are now in place. Sue noted that there are still some dogs loose on the property with no one to clean up after them.

Marc reported that the Moab City Council had approved the *Entrada at Moab*, the residential development planned for the vacant lot next to Orchard Villa.

Other

Several pool-related items were discussed. The board decided to tentatively set the pool opening date for May 23. It could be opened as early as May 16, depending on the weather and other factors. The pool operators and schedules need to be confirmed, but Marc believes Diane Childs and Megan Lyle will agree to the same schedule as last year. Alan plans to repair the handrail within the next week or so. He is considering purchasing a sleeve to prevent the rail from getting too hot.

The next meeting was scheduled for May 24, 2014 at 4:00 pm in the library board room.

The meeting was adjourned at 11:22 am.