

**Minutes  
Board of Directors  
Orchard Villa Homeowners Association  
Grand County Library - 257 E Center, Moab, UT  
Large Conference Room  
May 24, 2014 - 3:15 p.m.**

Board members present: Alan Gillette, Chris Kallmeyer, Sue Noah-Shrewsbury, Marc Thomas, and Reta Trimble. Also in attendance: Stacy Dezelsky, Paul Dremann, Todd Gruber, Cyndy Kleist, Liane Morgan, Richard Morgan, Gail Rushing, Catherine Shank, Bob Taylor, Johnnie Taylor, Jerry Weber, Nancy Weber, Landscape Committee Chair JoAnn Simbeck, and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 3:18 p.m.

Approval of Minutes

A motion was made to approve the minutes from the April 19, 2014 board meeting as corrected. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck provided an update on the landscaping improvement project currently in progress. The total budget for the project was \$500, and the work was to be completed by June 1, 2014. JoAnn raised several concerns about the project:

- In addition to the approximately \$400 spent on plants, a bill was received from Frost Landscaping for \$750. The charges on this bill seem to be erroneous. For example, the company seems to be charging for work that they normally perform free of charge. Also, the company is charging \$75 per hour for labor on the bill, but should be charging only \$35 per hour. In addition, the company is supposed to provide an estimate of any additional work that is not part of their contract prior to performing the work.
- All items for the project have been ordered, but some have not been received yet. The lilacs have been paid for, but will not be available this year. JoAnn will look into getting a refund.
- Several plants have not yet been planted, and the grasses in the pool area have not yet been divided.
- Three new trees have been planted. Jeff Frost dug the holes, and JoAnn and Victoria Fugit planted the trees. One of the holes was not put in the requested location, so the tree will need to be moved.
- There have been problems fixing the emitters.

JoAnn expressed concern that she is having communication issues with the landscaping company. Marc suggested that JoAnn create a list of the remaining tasks for the project, and he will discuss it with Jeff.

JoAnn inquired about the pots by the pool. In the past, the HOA has paid for the plants, and someone has volunteered to plant them. A motion was made to authorize \$50 to purchase plants for the pots. The motion was seconded and passed.

It was noted that there are two dying trees in the common area, one at 442 Alberta Court and the other next to the pool house.

Financial Report

Marc reported that the finances are in good shape. Spending is at 95% of budget. One issue he noted is that the charge for termite control hit the O&M budget instead of the reserve fund.

According to the financial report from our accountant, there are six homeowners with overdue assessments. Sue Noah-Shrewsbury has called all of them. Two homeowners will be assessed late fee charges, in accordance with our policy.

As of May 24, 2014, account balances were as follows: \$7,089 in checking; \$77,637 in savings; \$10,023 in savings/insurance; and \$21,316 in CDs, for a total of \$116,065.

Marc noted that the balance in the checking account is low and suggested transferring funds there. A motion was made to transfer \$20,000 from savings to checking. The motion was seconded and passed.

#### Old Business

The elastomeric paint project was discussed. Several of the homeowners present expressed a desire to have more flexibility in the color scheme. A motion was made to proceed with the existing color scheme for buildings 1 through 4, as planned for 2014. The motion was seconded and passed. A motion was also made to allow homeowners in a building to choose a color for their building from a palette, provided that all homeowners agree on the color and that the board approves the color. The motion was seconded and passed.

Alan Gillette reported that he had completed the repair of the pool handrail and put a sleeve on the rail to prevent it from getting too hot. The rope on the pool cover has been severed. Alan looked at it, but does not yet have an estimated cost to repair it.

Sue reported that the final bill had been received for the door jamb painting project. The total amount was \$1,520 (\$1,310 for door jambs and \$210 for the pool building). A motion was made to approve payment of the invoice. The motion was seconded and passed. Sue also noted that she has a list of door jambs that have rotted out and probably need to be replaced.

Marc reported that the street seal coating project has been pushed back to June due to the windy, cool weather. Bonneville Asphalt and Repair is supposed to provide two weeks notice before beginning the work.

Alan noted that the flood remediation project completed earlier this year survived the heavy rains in May.

#### New Business

Alan reported on his inspections of the courtyard gates and walls. There are five buildings with issues. There is one unit that should be repaired immediately since the courtyard gate is hitting the garage. A motion was made to authorize \$600 to repair the courtyard gate and wall at 562 W. Hale. The motion was seconded and passed.

The pool opened in time for the Memorial Day weekend. Several pool-related items were discussed:

- JoAnn Simbeck was concerned about children swimming in the pool without an adult present. Both JoAnn and Sue have found children swimming alone this year in the short time that the pool has been open. The individuals violating the policy have already been given at least verbal warning. The Board decided to send a warning letter to the homeowner and tenant.
- A schedule for closing the pool was agreed upon for the 2014 season: Sunday, JoAnn Simbeck; Monday, Chris Kallmeyer; Tuesday, Cyndy Kleist; Wednesday, Stacy Dezelsky; Thursday, Helen Thomas; Friday, Sue Noah-Shrewsbury; and Saturday, Marc Thomas.

- JoAnn Simbeck suggested that the adult-only swim time be continued this year. After discussion, a motion was made to designate 8:00 p.m. to 9:00 p.m. Sunday through Thursday as adult-only swim time. The motion was seconded and passed.
- It was noted that some of the pool furniture is broken and needs to be replaced. A motion was made to authorize \$200 to purchase new pool furniture. The motion was seconded and passed.

Alan reported on the status of repairs needed for sunken concrete for buildings 1 through 4. He estimates the total repair cost to be approximately \$4,800, broken down as follows: building 1, \$1,268; building 2, \$1,532; building 3, \$802; building 4, \$1,257. Alan and Marc will take look at the buildings together before proceeding.

Sue reported that the roof leak in building 3 was fixed. She will get a bid for roof inspections for all units.

The remaining new business agenda items, gate and courtyard wall repair, RV screen fence repair, and paint gates project, were tabled until the next meeting due to the closing time of the library.

The meeting was adjourned at 4:50 p.m.