

**Minutes  
Board of Directors  
Orchard Villa Homeowners Association  
Grand County Library – 257 E Center, Moab, UT  
Board Room  
June 28, 2014 – 1:00 p.m.**

Board members present: Alan Gillette, Chris Kallmeyer, Sue Noah-Shrewsbury, Marc Thomas, and Reta Trimble. Also in attendance: Cyndy Kleist, Landscape Committee Chair JoAnn Simbeck, and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 1:10 p.m.

Approval of Minutes

A motion was made to approve the minutes from the May 24, 2014 board meeting as corrected. The motion was seconded and passed.

Landscape Committee Report

JoAnn Simbeck reported overall improvements in terms of communication with Frost Landscaping. Many of the open tasks discussed at the last Board meeting have been completed.

One current concern is the dying grass in some areas. JoAnn noted that there are dying patches on her property and on Gail Solomon's property. However, the extent of the problem is not currently known. A suggestion was made to designate one individual in each building to monitor the common area for that building, rather than one individual having to monitor the entire property. This suggestion will be discussed at the next annual meeting. Marc and JoAnn will meet with Frost Landscaping next week to discuss the dying grass issue.

The landscaping improvement project was discussed. Chips are still needed for the planting bed along the RV lot fence. Reta Trimble will bring her truck to Moab in late July so that the chips can be hauled. There are several plants still at the nursery that have not been paid for yet. The total cost is about \$100. Many of the plants are dead though, so the HOA does not intend to pay for all of them. Sue Noah-Shrewsbury will work with the nursery to ensure that the HOA only pays for the live plants. In terms of the budget, the project exceeded the \$500 budget due to some additional costs for weeding and planting. The questionable charges from Frost Landscaping (\$750) were withdrawn.

The dying tree at 442 Alberta Court was discussed. The Board decided to check with the supplier to see if they offer some sort of guarantee on the tree.

The drip line at 497 Hale needs to be repaired. The homeowner is responsible for fixing it.

Financial Report

Marc reported that the account balances closely match the most recent financial report from the accountant, and that all outstanding bills have been paid. There is \$13,552 in checking and \$89,000 in the reserve accounts. The \$20,000 transfer from savings to checking that was approved at the last Board meeting has been made. The final installment of the elastomeric paint project (about \$8,000) will need to be paid soon. Marc and Alan Gillette plan to meet with the accountant next week to discuss some questions they have about how certain expenses have been recorded.

There is only one homeowner who is substantially behind in paying the quarterly assessment. Our accountant is notifying homeowners about proof of insurance compliance as needed.

### Old Business

Marc reported that elastomeric painting of the first four buildings has been completed. This completes the work planned for this project for 2014.

Alan reported that the gate and courtyard repair project was complete. Five walls were repaired.

Sue reported that all door jambs have been painted except for the ones needing to be replaced. It was noted that door jamb painting was not scheduled for 2014. The work completed in 2014 was originally scheduled for 2013, but was postponed due to the weather. The door jambs needing to be replaced will need to be taken care of next year, since there are no funds budgeted for it this year.

Marc reported that the street seal coating project is scheduled for July 28 through 30. Residents will need to be notified not to park vehicles on the street during that time.

### New Business

Pool operator Megan Lyle found a mouse in the pool. It is believed that the mouse chewed the rope on the pool cover, causing it to sever. The pool cover has a hole in it, but it should be operational. It needs to be cleaned though, which will help ensure any remaining rodents are removed.

Alan presented a plan to complete gate painting and sunken concrete repair for buildings 1 through 4 in 2014. Under this plan, gate painting would correspond with painting the buildings, instead of the previous plan to paint approximately one third of the gates every three years. Alan provided an analysis showing that his proposed plan could be done for less than the total amount budgeted. After discussion, the Board decided it would be best to move forward with a pilot project. A motion was made to approve \$1,760 for a pilot project to repair sunken concrete and paint the gates (with white paint) for building 1. The motion was seconded and passed, with Alan abstaining.

Alan reported on the status of RV screen fence repairs. He estimates that the repairs will cost about \$690, which is well below the \$2,000 budgeted. He provided a handout with a breakdown of the estimated costs. He intends to make the repairs once the weather turns cooler.

Alan also provided an update on pool maintenance and repair costs. He expects the total maintenance and repair costs to exceed the budgeted amount by about \$875. This would result in about \$500 of pool contingency funds being spent. However, Alan believes that we are in good shape with respect to the total amount of contingency funds spent so far, even including the \$500 charge to pool contingency.

The roof inspection and repair project scheduled for this year was discussed. The amount budgeted is \$4,500, which includes inspections of all buildings, including the pool building. Sue will move forward with finding someone to do the inspections.

A 10% increase in city sewer rates takes effect on July 1, 2014. This increase is not expected to have a major impact on the HOA's finances this year, but it will need to be incorporated into the budget for next year.

Sue reported that shade structures have been attached to the buildings at a couple of units without approval. One structure is quite large. Board members will look at the structures and then decide how to proceed.

The next meeting was scheduled for August 16, 2014 at 1:00 p.m. in the library board room

The meeting was adjourned at 3:20 p.m.