

**Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
August 16, 2014 – 1:00 p.m.**

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

Homeowner's Forum:

Marc Thomas read a letter from homeowner Elaine Gizler, who was unable to attend the meeting. She had several concerns, including the following:

- A tree in the common area that is not doing well
- Vehicles parked in the RV lot that do not belong to homeowners/residents or that have expired license plates
- Residents who work on vehicles parked in townhome driveways
- That the community in general is in a state of decline

JoAnne Simbeck said she is aware of the tree issue (this is discussed further in the Landscape Committee Report section). After discussing Elaine's concerns, the Board decided to defer any action related to the RV lot until the weather turns cooler. The vehicles parked in the RV lot will then be checked for valid permits.

JoAnne noted that the Moab Police Department can enforce the speed limit on Orchard Villa streets if the Board requests it.

President Marc Thomas called the meeting to order at 1:25 p.m.

Approval of Minutes

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

Landscape Committee Report

JoAnne Simbeck provided an update on landscaping:

- JoAnne has learned that mulberry trees need regular pruning. Several of the mulberry trees in the common area, including the one reported by Elaine Gizler, do not appear to be healthy because they have not had adequate pruning. These trees will now be pruned regularly.
- Most of the patches of dying grass reported at the June board meeting have improved with the addition of new sprinkler heads. There are a few remaining spots of dying grass. New sprinkler heads will be added for these spots.
- Reta Trimble hauled two truckloads of chips for the planting bed along the RV lot fence. More chips are still needed.
- The dying tree at 442 Alberta Court has been removed. A replacement tree has not yet been selected.
- A neighbor of Orchard Villa suggested planting some trees along the west side of the 400 North entrance. She suggested some specific trees and offered to pay for the watering

system. The Landscape Committee will work with Frost Landscaping to come up with a proposal for this project.

- Sue Noah-Shrewsbury turned off the sprinklers after the recent rains. They will be turned on again this weekend.

Financial Report

Marc reported that there is a total of \$84,538 in all accounts, with \$79,051 in the reserve accounts and \$5,487 in checking. The balance in the checking account will likely not be enough to cover the bills expected later this month. A motion was made to transfer \$10,000 from savings to checking. The motion was seconded and passed.

According to the financial report from our accountant, there are two homeowners with overdue assessments. Marc will talk to both homeowners.

Alan Gillette had some comments on the financial report. The finances are in good shape overall. We are at about 95% of budget, despite some overruns on pool expenses. Alan is working on comparing our budget categories to our accountant's report. He completed some fence repairs costing about \$200 this week not yet reflected in the financial report. He expects the remaining repairs to cost a few hundred dollars.

Sue received proof of insurance information from our accountant, but did not have a chance to look at it prior to the meeting.

Old Business

The pool cover was discussed, specifically whether it should be used or repaired this year. Alan thinks the cover is not attached to the drum properly, causing it to not close properly. The cover still has a small hole, but he believes it is operational. Since there is only about a month of the pool season remaining, the Board decided to postpone usage of and repairs to the cover until next year.

Progress was made on several reserve fund projects. Marc reported that the street seal coating project was completed. Alan reported on the concrete raising and gate painting projects. Concrete raising has been completed for building 1 and is nearly complete for building 2. Gate painting is nearly complete for both buildings. There are a couple of units that need additional work. There is also an issue with overspray hitting a parked vehicle that Todd Gruber will fix.

Alan said that concrete raising and gate painting for buildings 3 and 4 would cost more than the first two buildings if caulking is done. The cost for buildings 1 and 2 was \$1,760 each (\$1,200 for concrete raising and \$560 for gate painting). Todd Gruber could do the caulking for \$400 per building. A motion was made to set aside \$800 to caulk buildings 3 and 4. The motion was seconded and passed.

Sue reported on the roof inspection and repair project. The contractor recommended not doing roof inspections on all the units as originally planned. He feels it is a waste of money. He believes it is best to fix problems as they occur. Alan reported that Reta's unit has a roof issue that should be repaired. Sue will have the contractor look at it. Board members agreed that starting next year funding set aside for roof repairs will be part of the O&M budget rather than the reserve fund.

New Business

A motion was made to have the annual meeting on October 25, 2014 at 1:00 p.m. at the Grand Center. The motion was seconded and passed. There was discussion about whether to have a barbecue or potluck after the meeting.

A new board member will be needed for next year to replace Sue. Potential candidates mentioned were Todd Gruber, Cyndy Kleist, and Elaine Gizler.

Marc suggested having a workshop to discuss the 2015 budget. Alan would like to prepare a preliminary spreadsheet for the Board to look at first.

Reta raised a concern that some homeowners are neglecting to pick up fruit that has fallen from trees. It was noted that designating a sentry for each building could help with this problem. This suggestion will be presented at the annual meeting.

JoAnne reported that the sign at the pool indicating that the gate should be closed at all times is missing.

Alan and Sue were commended for their smooth handling of the street seal coating project.

Marc reviewed a letter from the City of Moab requesting a connection to our water line and an easement. There was discussion about what we should ask for in return. There is a building in Orchard Villa that has no water shutoff. Having this fixed is one possibility. Another possibility is to have the City sweep the Orchard Villa streets.

The next meeting was scheduled for September 20, 2014 at 1:00 p.m. in the library board room

The meeting was adjourned at 3:17 p.m.