

Minutes
Board of Directors
Orchard Villa Homeowners Association
Grand County Library – 257 E Center, Moab, UT
Board Room
September 20, 2014 – 1:00 p.m.

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

Vice President Sue Noah-Shrewsbury called the meeting to order at 1:05 p.m.

Approval of Minutes

A motion was made to approve the minutes from the August 16, 2014 Board meeting. The motion was seconded and passed.

Landscape Committee Report

JoAnne Simbeck provided an update on landscaping:

- The Landscape Committee has not had a chance to meet yet to prepare a plan for planting trees along the west side of the 400 North entrance.
- Jeff applied the second pre-emergent treatment, but JoAnne thinks it was applied too late.
- JoAnne has had issues with water laying behind her building. She informed Frost Landscaping about the problem, and they adjusted the sprinklers.

JoAnne continues to have communication issues with Frost Landscaping. She feels she must constantly make an effort to get them to respond to her requests. There was discussion about the landscaping contract, including concerns about the quality of service and whether the benefits of a single contract for all landscaping work outweigh the costs. Despite these concerns, recent improvements were noted, including the edging and the patches of grass that were dying.

Financial Report

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

Alan Gillette reported that although there have been some budget overruns this year, he thinks we will end the year within budget. The \$7,000 in contingency funds should more than cover the overruns. He does not expect any more fence repairs this year.

Marc Thomas reported that the checking account balance is low. He will put a reminder about homeowner proof of insurance in the next newsletter.

Old Business

Alan reported that the following maintenance projects have been completed: concrete raising and gate painting for buildings 1-4, RV lot fence repairs, and other fence repairs.

Board members met with the City of Moab about the connection to our water line and easement they had requested. We are currently awaiting a proposal from the City.

Marc will mail assessment invoices early next week. He will also include the newsletter, proxy form, and Board nomination form in the mailing.

Alan reported on his research on a surveillance system for the pool. Such a system would require recording capability since it is not possible to monitor the camera on a continuous basis. He concluded that a complete system with recording capability would be too expensive.

New Business

The pool will close on Sunday, September 21. This will be included in the upcoming newsletter.

Alan has started preparing the 2015 budget. He used the 2014 budget as a starting point, and is making adjustments. For example, it may be possible to postpone the fence painting project scheduled for 2015. Another item that may be added to the budget is the cost to switch to a different type of acid for the pool. The acid currently used builds up over time and may cause unnecessary damage. Alan will finish preparing the budget spreadsheet and distribute it to Board members. They will then have a workshop to discuss.

Items for the annual meeting agenda include the election of new Board members, a reminder about proof of insurance for homeowners, and an update on landscaping. Another agenda item is the elastomeric painting scheduled for 2015. Homeowners in the buildings to be painted will be notified about their options for paint colors, and that they will need to remove any building attachments. Another agenda item is the proposal to assign individuals to monitor each building. Monitors would report problems such as landscaping issues and leaky swamp coolers.

The budget for the post-annual meeting picnic is \$500. The Board decided to have a barbecue, rather than having the event catered. Alan will prepare a plan to feed about 30 people. He and possibly Reta Trimble will purchase the food. Tables and barbecue grills will be borrowed from Board members.

Alan presented a payback analysis for purchasing a solar heater for the pool. His analysis showed that the payback period for a solar heater would be in the range of two to seven years, with three years as the most likely payback period. The installation cost would most likely be around \$3,500, and there should be little or no maintenance. Alan will include the solar pool heater in the 2015 budget.

Chris Kallmeyer raised the issue of billing logistics since Sue will soon be leaving the Board. Some of the invoices are currently emailed to Sue and other Board members. It was suggested that Orchard Villa create an email account for this purpose, rather than using individual Board members' personal email addresses.

The meeting was adjourned at 2:55 p.m.