

**Minutes**  
**Board of Directors**  
**Orchard Villa Homeowners Association**  
**Grand County Library – 257 E Center, Moab, UT**  
**Board Room**  
**February 13, 2016 – 9:30 a.m.**

Board members present: Alan Gillette, Gail Solomon, and Marc Thomas. Also in attendance: Nancy and Mike Lawson, Jerry Weber, Landscape Committee Chair JoAnn Simbeck, and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 9:40 a.m.

Approval of Minutes

A motion was made to approve the minutes from the November 21, 2015 Board meeting as written. The motion was seconded and passed. A motion was also made to approve the minutes from the 2015 annual meeting (held on October 24, 2015) as written. The motion was seconded and passed.

Landscape Committee Report / Groundskeeping Update

Marc reported that the HOA has a signed contract with Frost Landscaping for one year. The cost of the contract is the same as the amount budgeted for 2016. One of the stipulations in the contract is that Frost will provide a calendar of planned tasks for the Landscape Committee to review.

JoAnn Simbeck provided an update on landscaping. She spoke with Ron this week, and he plans to order the pre-emergent soon and apply it in early March. The water needs to be turned on when this is done. JoAnn will remind Ron about the pre-emergent next week since it has not been applied early enough in the past. She will also remind him about the calendar since she has not received it yet. Frost plans to do some mowing and trimming around the end of February.

JoAnn informed the Board that she will need to step down as Landscape Committee Chair after this season due to other responsibilities. She offered to train someone to take over during the coming months. Board members thanked JoAnn for her service and for providing advance notification of her plans.

Having walked our grounds, Alan and JoAnn recommend that as many as 10 trees need to be planted in the common area. The original plan was to purchase several ash trees. However, there is concern about an ash pest that is currently on the Front Range that could be in the Moab area in a few years. JoAnn will have the Landscape Committee discuss this and decide whether to move forward with ash trees. The plan is to buy the trees from Wildland Scapes and have Jeff Frost dig the holes. One concern is that Wildland Scapes usually does not provide warranties on trees that they do not plant.

Nancy and Mike Lawson inquired about a replacement tree for 474 Alberta Court, which they own. A tree had to be removed from the property last year due to a water line break. It was agreed that the replacement tree should be planted closer to the road. Alan Gillette and JoAnn will identify and mark the appropriate location for the new tree.

Nancy Lawson asked about the possibility of planting trees as a barrier between Orchard Villa and the Entrada at Moab development. Board members generally liked this suggestion. Marc noted that we need to start communicating with the Entrada developers about a number of concerns, including lighting and fencing. Marc will ask Moab City Manager Rebecca Davidson for contact information for the Entrada developers. Gail Solomon volunteered to serve as a liaison between Orchard Villa and Entrada at Moab.

### Financial Report

Marc reported that the HOA currently has \$27,992 in checking and \$85,102 in the three reserve accounts, for a total of \$113,094. Overall, the finances are in good shape. There is one unit that may have an overdue assessment. The HOA's account is being handled by a new person at our accounting firm, so Marc was unable to get any 2016 financial reports in time for the meeting.

### Old Business

Alan talked to Wells Fargo about setting up a electronic funds transfer system for the payment of homeowner assessments. There is a fee for this service, but it could save money in postage and other costs associated with preparing and mailing statements. Alan explained the difference between "push" and "pull" transfers. "Push" is the ability for homeowners to authorize automatic bank payments to Orchard Villa, whereas "pull" would allow Orchard Villa to transfer funds to pay assessments directly from homeowners' bank accounts. The former capability is already being used by some of our owners, while the latter is not.

Alan provided an update on maintenance:

- The pool pump needs to be repaired before the upcoming season. The pump needs a new seal. It is not expected to be a major expenditure.
- The roof is still leaking at 686 W. Hale. The roof was repaired previously, but there is still a small leak.
- The temperature monitor in the pool house is not working. Alan will check the Internet connection.
- A section of the fence behind Gail Solomon's unit (616 W. Hale) is broken and needs to be repaired.
- Motion control lights will be installed in the pool area in the spring.

### New Business

JoAnn reported that she has recently seen small piles of sawdust in her unit on multiple occasions. Spanish Valley Pest Control will be contacted to assess the situation.

Pool operator Megan Lyle needs to be re-certified this year. A motion was made to reimburse Megan for the \$200 recertification fee. The motion was seconded and passed.

The reserve fund projects planned for Alberta Court were discussed. Elastomeric painting is scheduled to begin on April 1, so the paint color choices and color approval forms need to be received back from the affected homeowners by mid-March. All concrete raising needed for the Alberta Court buildings has been done except for one unit. The gate and door jamb painting schedule will depend on the weather. Alan suggested that Board members get together for an inspection of the door jambs on Alberta Court to determine which ones need to be replaced.

The meeting was adjourned at 10:55 a.m.