

**Minutes**  
**Board of Directors**  
**Orchard Villa Homeowners Association**  
**Grand County Library – 257 E Center, Moab, UT**  
**Board Room**  
**March 19, 2016 – 9:30 a.m.**

Board members present: Stacy Dezelsky, Alan Gillette, Gail Solomon, Marc Thomas, and Ron Trimble. Also in attendance: Victoria Fugit, Nancy and Mike Lawson, Liane Morgan, Landscape Committee Chair JoAnne Simbeck, and Board Secretary Helen Thomas.

President Marc Thomas called the meeting to order at 9:35 a.m.

Approval of Minutes

A motion was made to approve the minutes from the February 13, 2016 Board meeting as written. The motion was seconded and passed.

Landscape Committee Report / Groundskeeping Update

JoAnne Simbeck reported that the Landscape Committee met yesterday and discussed three items: (1) the trees to be planted in the common area, (2) the weeding contract for 2016, and (3) the fence.

There was a lengthy discussion about the trees to be planted in the common area. The plan is to buy the trees from Wildland Scapes and have Jeff Frost dig the holes. One issue is that Wildland Scapes will only guarantee the trees if they plant them. This will increase the cost, but the additional cost is not yet known. The Landscape Committee is working on a list of appropriate trees. JoAnne noted that it is possible that Wildland Scapes may not have the trees that we want, so we may not be able to buy them locally.

JoAnne noted that at least one of the 10 trees to be planted is not a replacement tree. The tree to be planted at Jerry Weber's unit was requested as a shade tree. It will be planted on a strip that is about 11 feet wide, so an appropriately sized tree should be selected. JoAnne said that the Landscape Committee recommends that the homeowner pays for this tree and that the tree is selected from the Committee's recommendations. Marc said that the HOA generally only pays for replacement trees. When a homeowner buys a tree, they are required to maintain it. If the homeowner then sells their unit, the new owner is supposed to take over the tree maintenance. It was noted that often this does not happen and the HOA ends up maintaining such trees. Tree maintenance is a concern, especially since Orchard Villa has had so many issues with tree health. It was noted that many trees within the community have not been pruned properly.

There was discussion about whether the Board should pay for all the trees or only the replacement trees. Arguments were made for both options. A motion was made that the HOA purchase and plant the replacement trees only. The motion was not seconded. After additional discussion, two motions were made and voted upon:

1. The HOA will purchase and plant 10 trees, including trees that are not replacements, and the Board will select the trees. The motion was seconded and passed.
2. The HOA will plant 10 trees, but only pay for the replacement trees. Trees that are not replacements will be paid for by the homeowners. The motion was seconded but not passed.

JoAnne shared a proposal that she received from Peter Emmerich for weeding during the 2016 season. The total cost for the work would be \$630, a \$135 increase from the 2015 contract. The hourly rate of \$15 would be the same as last year, but additional hours were added based on last year's workload. A motion was made to approve the contract. The motion was seconded and passed.

### Financial Report

Marc reported that the HOA currently has \$25,121 in checking and \$85,125 in the reserve accounts, for a total of \$110,246. The finances are sound. There are three homeowners with overdue assessments.

### Old Business

Alan Gillette provided an update on maintenance:

- Todd Gruber has almost finished painting the gates on Alberta Court.
- The mirror near the 400 North entrance was repaired.
- LED lights were purchased for the motion sensor lights in the pool area.

Marc reported that painting of the buildings on Alberta Court, originally scheduled to start April 1, has been postponed. The exact start date is not yet known, but it is expected to start within the next month, so paint color selections need to be made within that time frame.

Board members recently met with Ben Cahoon, a representative from the Entrada at Moab, to discuss several concerns including fencing and landscaping issues. Marc led a discussion on this meeting. Ben provided a detailed landscaping plan for Entrada, which Marc distributed to Board members. One of the main topics discussed at the meeting was the fence. Ben was willing to consider sharing the cost of a new fence with Orchard Villa. He agreed to get at least two bids, one for SimTek and one for vinyl. Vinyl fencing is less expensive, but generally does not last as long. Board members and others present agreed that this was a great opportunity to replace the fence at a reduced cost. Alan is currently waiting to hear back from Ben about the bids.

Fence replacement is currently planned for the 2018-2019 time frame. The amount budgeted for the fence that is shared with Entrada (\$36,000) assumes that the cost would be split with Entrada. It is based on an estimate of \$60 per linear foot of SimTek fence (the cost of the RV parking lot fence). This estimate does not include the cost to remove the existing fence, which is not yet known. It was noted that the scheduling of Orchard Villa reserve projects may need to be modified to accommodate a joint fence project with Entrada. For example, the building painting scheduled for 2017 could be postponed if the fence project needs to be completed in 2017.

The area will likely need to be surveyed since the fence is believed to be off of the property lines in at least one place. A suggestion was made to check with the City on current fencing requirements since the requirements may have changed since Orchard Villa was built. Gail Solomon volunteered to check with the City.

A question was raised about the plans for lighting at Entrada. Street lighting was briefly discussed at the meeting with Ben, but there was no discussion of plans for lighting within the development. Another concern is the construction noise and the long working hours. Due to the commercial zoning of the property, construction work is allowed from 7 a.m. to 8 p.m. Monday through Saturday and anytime on Sunday.

### New Business

Marc plans to resign from the Board soon since he is selling his Orchard Villa townhome. He requested that additional Board members be granted the authority to write checks. He will set up a check authorization meeting at Wells Fargo for Gail Solomon. He will look into getting authorization for Stacy Dezelsky as well.

The backside gutter on building 6 is sagging on one end and needs a downspout. This issue has caused damage to the stucco and needs to be addressed before the building is painted this spring. Gutters are the homeowner's responsibility to maintain. The gutter on building 6 spans multiple units, so maintenance will require some coordination among the affected homeowners. The Board was concerned about the homeowners being able to get this taken care of in such a short time frame. The Board considered some options including removing the gutter and adding a downspout. After discussion, a motion was made to notify the affected homeowners that the gutter is their responsibility and give them a deadline to take care of it. The motion was seconded and passed.

There was a broader discussion about how much maintenance the HOA should take on vs. homeowners. For example, the HOA could consider taking over swamp cooler maintenance. This topic will be added to the agenda of the annual meeting.

Several pool-related items were discussed. Marc reported that the pool is not currently operational, and that the health department has an inspection planned for April. Victoria Fugit inquired about winter maintenance for the pool. She explained that several years ago, the water level was filled during the winter months in order to prevent the pool cover from stretching. She noted that the current cover appears to be stretched. Board members agreed that it would be a good idea to perform this maintenance in the future. There was discussion about the pool cover, which has had ongoing issues. Alan noted that he has found a repair person to look at it. The target opening date for the pool is May 21, 2016.

Other pool-related items needing attention before the pool season include the gate lock and the pump. The new keypad lock on the gate only locks the outside. There was discussion about how to prevent individuals from reaching over the gate to open it. The pump has a leaky seal. Pool operator Diane Childs has found a repair person to look at it.

In other new business:

- It was noted that there are abandoned vehicles in the RV parking lot. Towing was one option discussed for dealing with this issue, but additional research is needed as towing can become expensive due to the cost to store vehicles. Ron Trimble volunteered to do additional research on this topic.
- A motion was made to appoint Liane Morgan to the Board, effective when Marc Thomas resigns. The motion was seconded and passed. This appointment is contingent upon Liane agreeing to serve (she had to leave the meeting before this motion was made).
- A newsletter will be mailed with the next quarterly assessments.

The meeting was adjourned at 12:20 p.m.