

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

Board members present: Stacy Dezelsky, Alan Gillette, Gail Solomon, and Ron Trimble.
Homeowners present: Elaine Gizler, Johnnie and Bob Taylor, and Board Secretary Helen Thomas. Also in attendance: former homeowner/Board member Marc Thomas.

Vice President Alan Gillette called the meeting to order at 9:34 a.m.

Approval of Minutes

A motion was made to approve the minutes from the March 19, 2016 Board meeting as written. The motion was seconded and passed.

Nominations and Election

Marc Thomas recently resigned from the Board since he is no longer a homeowner, leaving the Board without a President and opening up a Board position. A motion was made to nominate Alan Gillette for Board President. The motion was seconded and passed. A motion was made to nominate Liane Morgan for the open Board position. The motion was seconded and passed. Since Liane is filling the Board position previously held by Marc, her term will end in October, 2016. It was noted that Stacy Dezelsky's term will also end in October, 2016.

Landscape Committee Report / Groundskeeping Update

Alan provided an update on landscaping on behalf of Landscape Committee Chair JoAnne Simbeck, who was unable to attend the meeting:

- Eleven trees were planted in the common area. The total cost was about \$600, which is well below the \$1,500 budgeted.
- JoAnne applied a coat of stain to the benches.
- Jeff Frost has noticed lots of poop around the community.
- Jeff plans to remove the Pampas grass in the RV parking lot. However, he is waiting for it to grow a little more so that it is easier to remove.
- There are some holes in the common area due to tree removal. Jeff will fill these with sod.

Alan reported that the two signs near the dumpsters in the RV lot are gone (the ones indicating that the dumpsters are to be used for biodegradable material only). One option for replacing them would be to stencil a sign on each dumpster, assuming that this would be allowed by the sanitation company. Another option would be to purchase plastic signs. Alan will look into these options further. Bob Taylor suggested that the HOA look into having the sanitation company remove one of the dumpsters during the winter to save money.

Johnnie Taylor noted that some of the new trees are leaning and should be staked.

A concern was raised about tree pruning. Gail Solomon stated that the Landscape Committee recommends that someone other than Frost Landscaping be hired to do the pruning since Frost does not have this expertise. The Landscape Committee will find someone to take care of the pruning and get a quote.

Alan suggested that no new landscaping projects be planned for 2016 until more is known about the fence project.

Ron Trimble reported that he has found a company that may be willing to take on the Orchard Villa landscaping work in the future.

The new renters at 480 Alberta Court would like to remove a tree that is growing too close to the building. They have been instructed to consult with the Landscape Committee.

Financial Report

Alan was unable to get the latest financial report in time for the meeting, but there have been no major expenditures and there are no issues with the finances. The HOA currently has \$85,000 in the reserve accounts and \$27,000 in checking, for a total of \$112,000. There are no overdue assessments.

Marc has an appointment at Wells Fargo on Monday to have his name removed from the Orchard Villa accounts. Gail will also attend so that she can get check signing authorization.

Old Business

Ron provided an update on the abandoned vehicles in the RV lot. There are multiple vehicles with expired license plates. He has been working on determining the owners of the vehicles. A couple of them belong to renters. He has also been trying to find someone who will take abandoned vehicles, but has not been successful so far. Alan suggested that we communicate with the vehicle owners before taking any action since this approach is often effective. A notice will be included in the June assessment mailing. Ron will also draft a letter to be sent to the offenders.

Alan provided an update on maintenance and reserve fund projects. Painting of the first building on Alberta Court (the one containing units 461, 467, 473, and 479) is either complete or nearly complete. The other three buildings will be painted over the coming weeks. All concrete raising, caulking, and gate painting on Alberta Court has been completed. Door jamb painting remains to be done.

Marc inquired about gate latches coming loose. Alan said the latch at 480 Alberta Court had been repaired. Marc reported that there are cracks in the paint in the courtyard on one of the buildings previously painted. Alan will follow up on it.

Alan provided an update on the Entrada fence project. He has continued to work with Entrada on an arrangement to share the cost of a new fence. He distributed a handout describing the options, including a drawing showing which sections Orchard Villa and Entrada would each be responsible for, a comparison of the bids, and the reserve budget adjustments needed to accommodate the project.

Five contractors were solicited, and two competitive bids were received. The bids were from Ward, based in Price, and Taylor Fence, based in Grand Junction. The bids included three types of fence: Simtek Ecostone, Simtek Ecostone Plus, and PVC. Both Orchard Villa and Entrada prefer Simtek since it is known to be more durable than PVC, so the discussion focused on the Simtek options.

Entrada prefers going with Ward and Simtek Ecostone. Alan recommended that the Board approve this option. It would cost \$31,794, which is \$4,200 less than the amount budgeted. No

increase in assessments would be required. Alan noted that Taylor Fence has been in business longer than Ward (60 years vs. 15 years, respectively), and that Taylor has been more responsive. However, he was confident in Ward's ability to install the fence, and he does not expect the fence to require service for many years. There was discussion about the bids, including the difference between Ecostone and Ecostone Plus. The latter costs more and comes with a longer guarantee for the material (30 years vs. 25 years for Ecostone). It was not clear whether this guarantee would be worth the additional cost. One item discussed was who would pay for tree removal. Alan felt that Entrada should cover this cost. There was also discussion about whether to replace the RV lot sections of the fence, which are newer. There was general agreement that it is best to replace them.

Alan explained the adjustments made to the reserve budget in order to move forward with the Entrada fence project in 2016 and maintain the minimum balance of \$40,000. The Entrada fence was moved from 2019 to 2016 and the cost was adjusted based on the Ward and Ecostone bid. Painting of the pool building and associated work was moved from 2017 to 2018 and the cost was adjusted based on the latest information. The cost of the 500 West fence in 2018 was adjusted downward based on the latest information from Taylor Fence. With these adjustments, the minimum reserve balance is \$40,217 in 2017.

A motion was made to approve the bid from Ward for the Simtek Ecostone fence. The motion was seconded and passed.

Elaine Gizler inquired about how to prevent Entrada residents from parking on Hale Avenue. A suggestion was made to paint the curbs red. Elaine also reported that the driveway next to her unit is in bad shape.

Alan reported that the gutter on building 6 has been repaired.

Alan provided an update on the pool:

- He spoke with someone at the health department about the upcoming pool inspection. If any issues are found during the inspection, we will be given time to address them, so we should not need to shut down the pool.
- The leaky pump has been repaired.
- Jacob Chilson was supposed to come and work on the pool cover in late April, but his trip was postponed. He has not rescheduled yet.
- The pool will be drained and refilled this year to help reduce the level of cyanuric acid.
- A locksmith looked at the pool lock and how to prevent individuals from reaching over the gate to unlock it. The recommended solution is to extend the screen.
- Pool operator Diane Childs will start working on May 18, 2016.
- The motion sensor lights were installed and are operational.

New Business

Alan has started building a spreadsheet containing owner and renter contact information. He divided the contact list into sections and distributed a section to each Board member to update. The list is stored on the Orchard Villa shared drive, so Board members have the option of updating it directly. Alan is aiming to have the list updated by May 19, 2016. This will ensure that owners and renters can be notified about the pool gate code before the pool opens.

The meeting was adjourned at 11:50 a.m.