

Minutes
Board of Directors Meeting
Orchard Villa Homeowners Association
Grand Center, Moab, UT
October 29, 2016 -- 2:55 p.m.

Board members present: Alan Gillette, Liane Morgan, Sue Shrewsbury, and Ron Trimble. Also in attendance: Board Secretary Helen Thomas.

Alan Gillette called the meeting to order at 2:55 pm.

The Board discussed check signing procedures. Alan has been the only one signing checks recently since other Board members have not been available. In the past, checks were signed by two Board members. After reviewing the bylaws, it was decided that all checks would be signed by two Board members going forward. Alan is currently the only Board member with check signing authority, so the other Board members need to get authorization.

The next Board meeting was scheduled for November 19, 2016 at 10 am in the library board room. Board members will go to Wells Fargo either before or after the meeting to complete the procedures needed for check signing authorization.

Alan reported that there is a homeowner who has been late on assessments multiple times that has not been charged late fees. He has informed the homeowner that they will be charged fees for any late assessments in the future.

Ron recommended that the Board consider purchasing new pool furniture. He suggested investing in higher quality furniture and perhaps buying a couple of new items each year. Alan felt that this could be worked into the budget and suggested that Ron select some new furniture.

Ron inquired about the use of solar power to help reduce the pool electric bill. Alan explained that the current solar installation only heats the pool. Additional solar panels would need to be installed to generate power for the pump and other items using electricity. This is something that could be researched to see whether it would be cost-effective. Another option for reducing the electric bill would be to purchase a more efficient pump.

Alan noted that Diane Childs and Megan Lyle will no longer be operating the pool, so we are looking for new operators. He has a list of potential operators, but is looking for other interested individuals.

The property owners near the 400 North entrance have requested that Orchard Villa grant them an easement for a driveway. Alan noted that a previous request was denied by the Board. This could potentially generate some income for Orchard Villa, but the Board needs to determine whether there are reasons not to move forward with it.

A motion was made, seconded, and approved to elect officers of the Board as follows:

- Alan Gillette – President
- Liane Morgan, Sue Shrewsbury, and Ron Trimble – Vice Presidents.

The meeting was adjourned at 3:35 pm.