

Orchard Villa Homeowners Association (HOA)
Minutes, Annual Meeting
Grand Center Conference Room, Moab UT
October 27, 2012 – 1 p.m.

Board president Marc Thomas called the meeting to order at 1:15 PM, declaring that between the number of homeowners present and proxies received by the Board, a quorum existed.

Board members present: President Marc Thomas, Treasurer Connie Baty, Vice Presidents: Christine Kallmeyer, and Sue Shrewsbury. Board Vice President Bill Topper was absent.

Homeowners present: Alan Gillette, Cheryl Walter, Susan Wheaton, Diane Beth Malloy, JoAnn Simbeck, Reta Trimble, Ron Trimble, Chris Ensworth, Audie Harper, Judy Turner, Gail Roy, Diane Mackey, Charlie Mackey, Gail Solomon, Victoria Fugit, Penny Lawton, Catherine Shank, and Helen Thomas.

Board members and homeowners introduced themselves. Ballots were issued to homeowners as they signed into the meeting for the purpose of electing two new members to the Board.

Marc Thomas made a motion to approve the October 22, 2011 annual meeting minutes as written. The motion was seconded and approved.

Financial Report

At the time of the meeting, the Board reported that the Association had \$68,150 in its checking and savings accounts, with \$44,200 of that amount set aside in the HOA's reserve fund.

Old Business

The Board reported the completion of three scheduled reserve fund projects in 2012:

1. The streets were crack-sealed.
2. A new simulated stone fence was installed to screen the RV parking lot, with wooden skirts at the each end of the lot. While the new fence is supposed to be "maintenance-free," we have had some issues with the brackets that support the panels breaking.
3. A curb cutting project was completed after an inventory of all the lips that were judged tripping hazards. All lips ¾" or higher were cut down.

On the issue of groundskeeping, several homeowners voiced concerns over weeds in the lawns.

There is a problem of excess sprinkling water along the backs of the buildings on the north side of West Hale. To address the issue, all sprinklers will be moved at least 18 inches away from the back of the buildings to ensure that water is not sprayed onto them. Homeowners were advised that if they had other concerns, they should turn in a written request to JoAnn Simbeck and she would pass it along to our contractor, Frost Landscaping and Tree Services.

A motion was made, seconded and adopted that the Board appoint JoAnn Simbeck to be the liaison between Orchard Villa and Frost Landscaping and Tree Services, with Christine Kallmeyer as her back-up.

New Business

In a discussion about budgeting for 2013, the Board announced that it had received a letter from a homeowner recommending that we use elastomeric paint to protective-coat all of our buildings. Based on bids received while researching this option, it was learned that the cost could range from \$10,000 to \$14,000 per building. Marc Thomas said that because of the cost, he felt more discussion between homeowners and the Board about the project's merit was necessary. As a consequence, the proposed 2013 budget was not ready, pending the decision on the elastomeric coating project and the cost and timetable were it to be approved.

A majority of homeowners present seemed to accept that the project might be necessary in order keep our buildings in excellent condition. The decision was made that the Board take some time to study if this would be the most cost effective way to protect our home exteriors and, if so, how to fund the reserve over time to avoid enacting a special assessment.

Some homeowners felt that a few units had become "problem" units due to issues with animal, courtyard, and flower bed care. The Board does have an inventory of units needing attention and plans to phone the owners first and then follow up with letters if remedial action is not taken. The Board does have a rules enforcement policy in place to deal with homeowners that do not follow our approved rules and regulations.

On the question of courtyard care, the Board said that courtyards were considered restricted common areas, meaning that the HOA has ceded the use and the responsibility for care to the homeowners. If they do not care for them responsibly, the HOA will take over the care and bill them for the cost.

Homeowner Mike Stringham reported that the big October rainstorm had caused severe flooding at the west end of West Hale, including water in the garage of the unit north of his. This is a recurring problem. The Board discussed solutions such as cutting the curb away and building a sidewalk sloping downward between the buildings to steer the water toward the underground vaults located there. The consensus was that this issue should be dealt with sooner rather than later, most likely as a reserve fund project in 2013.

The Board of Director election ballots were tabulated and it was announced that Alan Gillette and Reta Trimble had been elected to serve three-year terms on the Board, replacing Marc Thomas and Bill Topper.

The meeting adjourned at 2:50 p.m.