

Orchard Villa Homeowners Annual Meeting
Minutes
March 10, 2007
Grand Center
500 West

Board Members Present: Becky McCormick and Sandy Norton, Maria Brox was excused.

Members Present: Craig Hibberd, Bob Silver, Dick and Pat Winzenried, Heidi White, Susan Noah, Judy Turner, Helen Hurst, Carol Klaus, Penny Lawton, Ester Philips, Mike Stringham, Chris Ensworth, Audie Harper, Carol and Al Baer, John Souvereys, James Bane, Doug Bagge, Suzanne Lewis, Fritz Bachman, Gary and Cheryl Walter, Maxine Newell, Frances Davis, Connie Baty, Kate Thompson, Maggie York, Catherine Shank, Joanne Simbeck, Richard Baggett and Janette Baggett.

A quorum was confirmed with 52 homes being represented either in person or by proxy.

Minutes of the April 29, 2006 Annual Membership meeting were reviewed and approved as presented with no additions or corrections.

Homeowners stood and introduced themselves to one another.

Financial report was given:

Current bank balance is \$25,657.33 with all members being current.

CD's in the amount of \$11,207.13, \$11,207.13 and \$6,000.00 are currently held in reserves with a total of \$28,414.26.

Neither of the nominees for board positions were present.

The applications were presented and there was space provided for write in candidates on the ballot.

The Board clarified that there were two positions available for election. According to the governing documents, the third position, which was held by Audie Harper began in April of 2006 and will expire at the annual meeting in 2009. Audie resigned in January of 2007 and that opened up the position for appointment by the board. They appointed Sandy Norton to fill the position expiring at the annual meeting in 2009.

Helen Hurst asked if board members names must be on the deed of their property to hold a board position. It was explained that there are many ways to hold title and it would take an attorney to properly determine if the name has to be on the deed. The only way a lease holding resident would be able to vote is if they held a proxy from an owner. A lease holding tenant would not be able to sit on the board.

The approved budget was presented for discussion. It was determined at the time of approval that we would need to increase the dues if the members decided to do any major maintenance, repairs or improvements. The ballot reflected choices of dollar amounts to be charged and what the increase should be spent on. Each homeowner voted on their priority.

The bid for lawn maintenance from Relph and Son's was accepted with the sprinkler care and maintenance to be included. He will also spray for weeds and apply grub control at the appropriate time. Ed Stone will be hired to charge the sprinkler lines and to winterize them in the fall. Nelson's Heating and Cooling was hired to take care of the air conditioning units and the swamp coolers.

The ongoing problem of homeowners providing proof of insurance was brought up. Only seven homeowners have not sent in their proof of liability insurance. It has been determined that all you need to do is provide the declaration page of your policy. \$300,000 is the recommended amount of liability insurance needed. It has been very confusing in regards to what is actually required by the HOA. Sandy will contact the seven homeowners in an effort to answer any questions they might have.

Moab City and FEMA have adopted a new flood map. Orchard Villa is now in the 500 year plain instead of the 100 year. Most mortgage companies do not require flood insurance in the zone X (500 year).

It was brought up that the door to the mechanical room at the pool should be locked at all times as it is dangerous to have it accessible. The pumps require a certain amount of air flow to operate correctly. It was suggested that we install louvered doors to be able to remedy both problems. The board will ask a handyman to check into it. Some of the homeowner asked to have the pool open longer. Discussion ensued with alternative ideas of heating and cost efficient ways to be able to afford to do so.

The board suggested that the bookkeeping be handled in house to cut down on the cost of hiring a CPA at \$6600.00 per year. There was some concern regarding the transition of one officer to another. It was motioned and seconded that the board handle it with the exception of the yearly tax returns. Motioned passed.

Dick Winzenried volunteered to head up helping to get rain gutters installed for anyone who doesn't have them. It is the expense of the homeowner but should be in line with what has already been done.

The board will set up committees and is asking for volunteers to help in any way they would like to. The committees will be for Landscaping, Website, Maintenance and Public Relations to start with.

Homeowners were asked to vote their ballot and turn them into to the counting committee.

Old Business:

Please pick up after your pets immediately and be respectful of your neighbors. No barking dogs are to be left in the courtyards unattended.

If you have address changes or sell your unit you are responsible for letting the HOA know who the new owner is complete with transfer date and new owner contact information. You are responsible for the dues until new owner information is provided.

The new HOA phone books will be available soon.

New Business:

Various repair and maintenance items were brought to the attention of the board. A list was made and the board will have they items taken care of as soon as possible.

Maria has talked with the neighbors of the adjoining properties in an effort to work together to get the south entrance looking better.

Mike Stringham made a presentation on behalf of the vision committee. They are suggesting some guidelines to help with board transition and retaining continuity when members and officers change and to define a clear process of board operations. If you would like a copy of the presentation you can contact him directly.

It was suggested that we consider increasing the number of board members from five to seven. If we do that we will have to change the covenants and it takes 100% of the membership voting in favor. It was motioned and seconded to leave it as is. Motioned passed.

A motion was made and seconded to adjourn the meeting. Motion passed
Everyone was thanked for coming and for their input.

The results of the election are as follows:

Kendra Perkins and Marc Thomas will fill the board positions for a 3 year term.

Assessments will change as follows:

3 bedroom unit dues will be \$160.48 per month or \$481.44 per quarter. 2
bedroom unit dues will be \$133.30 per month or \$399.90 per quarter. All
new assessments begin with the 2nd quarter (April) 2007

The order of repair/maintenance/improvement will be:

Roofs

Doors/ gates/stucco

500 West cement

Tree care/stump removal

Reserve fund

North fence painting

400 North entrance fence

Street repairs

Respectively submitted _____ approved_X_unapproved _____ corrected