

**Minutes
Annual Meeting
Orchard Villa Homeowners Association
Grand Center Conference Room, Moab, UT
October 26, 2013 -- 2:00 p.m.**

Board president Sue Noah-Shrewsbury called the meeting to order at 2:10 pm.

Board members present: Alan Gillette, Chris Kallmeyer, Sue Noah-Shrewsbury, and Reta Trimble. Also in attendance: Board Secretary Helen Thomas.

Homeowners present: Rebecca Webb, Roy Webb, Liane Morgan, Cyndy Gruber, Todd Gruber, Marc Thomas, Paul Dremann, Gail Rushing, Chris Ensworth, JoAnn Simbeck, Gail Roy, Connie Baty, Mike Stringham, Bartie Mumford, Mark Murphy, Lorie Gillette, Victoria Fugit, Penny Lawton, and Rachel Moody.

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

A motion was made to approve the October 27, 2012 annual meeting minutes as written. The motion was seconded and approved.

The nominees for the Board, Chris Kallmeyer and Marc Thomas, were introduced.

Financial Report

The Board reported that there are currently no homeowners with overdue assessments. As of September 30, 2013, the Association had \$40,067.65 in checking, \$10,018.89 in savings/insurance, \$23,282.84 in savings, and \$31,181.95 in CDs, for a total of \$104,551.33. The Association has only spent about 90% of the amount budgeted so far, and the reserve fund is fully funded.

Old Business

The Board reported on the maintenance projects completed so far during the last year:

- The pool cover was replaced. This project had originally been scheduled for a future year.
- Repairs were made to the pool to take care of issues caused by the extreme winter.
- Some units had roof leaks that were repaired.
- Progress was made on the drainage issue at the west end of West Hale. The drain was cleaned, and no subsequent flooding occurred until the last major rain storm in September. The Board plans to meet with engineer Jeff Pillus to determine an appropriate solution. It is hoped that this project can be completed before the end of 2013.

The other project planned for this year is door jamb painting/repair.

JoAnn Simbeck provided an update on common area landscaping. Repairs were made to some areas where grass was not growing, and the results have been good so far. Upcoming projects include turning off the sprinkler system and dividing grasses near the pool area. JoAnn also noted that the landscaping company is having to maintain planting areas that span two properties when the units become vacant, so homeowners should ensure planting areas do not cross property boundaries in the future.

The adoption of organic weed control products was discussed. Homeowner Victoria Fugit described the use of organic products at her building. They have been using organic products for about 10 years, and as a result, have fewer weeds, a deeper root system in the grass, and their lawns use less water. She said the cost of the organic products is reasonable. There was no opposition to switching to the organic products, and several homeowners seemed to be in favor of it as long as it does not cost significantly more.

Chris Kallmeyer noted that assessments will increase approximately 3% to 4% per year. This is a planned increase put in place to help build the reserve fund.

New Business

The proposed exterior painting project was discussed. The plan is to paint two buildings per year, starting in 2014. The buildings will be painted in order of need. It was noted that both Rim Village and Solano Vallejo have had special assessments for similar painting projects. The expected lifetime of the elastomeric paint is believed to be up to 10 years.

Comments from Homeowners

Homeowner Victoria Fugit asked whether it was important to replace the caulking under the doors leading into the garage, and if so, whether the homeowner or the HOA would be responsible.

Reta Trimble suggested that the Board consider purchasing new pool furniture.

A homeowner asked about the Entrada development planned for the property adjacent to Orchard Villa. It will have two-story buildings, nightly rentals will be allowed, and the common area will be toward the center of the property. There may be an opportunity to share the cost of replacing the fence that separates the two properties.

Some homeowners voiced concern about parking-related issues on Hale. Owners of property adjacent to Orchard Villa are parking their vehicles on the street overnight and using Orchard Villa property as a driveway.

Election Results

The Board election ballots were tabulated, and it was announced that Chris Kallmeyer and Marc Thomas had been elected to the Board.

The meeting was adjourned at 3:20 pm.