

**Minutes
Annual Meeting
Orchard Villa Homeowners Association
Grand Center, Moab, UT
October 24, 2015 -- 1:00 p.m.**

Board president Marc Thomas called the meeting to order at 1:10 pm.

Board members present: Stacy Dezelsky, Alan Gillette, Marc Thomas, and Reta Trimble.

Homeowners present: Ron Trimble, Gail Rushing, Victoria Fugit, Beth Malloy, Maria Brox, Liane Morgan, Herb Crossan, Cyndy Kleist, JoAnn Simbeck, Sue Noah-Shrewsbury, Gail Solomon, Jerry Weber, and Helen Thomas. Also in attendance: Moab City Manager Rebecca Davidson and guest visitor Saina Carey.

Board members and homeowners introduced themselves.

A motion was made to approve the October 25, 2014 annual meeting minutes as written. The motion was seconded and approved.

Marc Thomas explained that there were two open Board positions to be filled, as the three-year terms for Board members Alan Gillette and Reta Trimble had ended. The two nominees for the open positions, Alan Gillette and Ron Trimble, were introduced. Ballots were distributed to homeowners.

2015 Financial Report

Marc reported that the HOA currently has \$18,502 in checking and \$79,228 in its reserve accounts.

Alan Gillette provided an update on the 2015 budget. He reviewed several handouts: a list of budget highlights, a comparison of budgeted and actual costs by accounting line item for our yearly Operations and Maintenance (O&M), and a comparison of budgeted and actual costs by accounting line item for reserve expenditures. The HOA is expected to end the year having spent \$7,419 less than budgeted on O&M and \$3,370 less than budgeted on reserve projects. The money saved in 2015 will roll over into the reserve fund to help reduce 2016 assessment increases.

Rebecca Davidson, Moab City Manager and Orchard Villa resident, provided an update on the *Entrada at Moab* development and addressed concerns raised by homeowners. The *Entrada* infrastructure is about 90% complete. There is still some curbing and sidewalk work remaining. A water line easement and connection was briefly discussed. This is a priority for the City, but it is not critical for *Entrada*.

Several concerns about the *Entrada at Moab* development were raised, including:

- A concern about drainage since the roads in *Entrada* are quite a bit higher than Orchard Villa. Rebecca said that the plan was for water to drain toward 400 North.
- Concerns were raised about *Entrada* residents parking vehicles, especially trailers, within the Orchard Villa community. Rebecca explained that the current zoning code allows tourism-related parking in residential areas, but the code is being rewritten.
- A homeowner asked about the possibility of raising the boundary fence on the west side of Orchard Villa and who would pay for it. Marc explained that issues related to the fence still need to be worked out. It is hoped that some of the costs can be shared with *Entrada*.
- Other concerns raised were noise and lighting. Homeowners noted that work often starts around 7 a.m. and continues until late in the day. Rebecca said that the noise ordinances currently

allow this, but they need to be revised. It was noted that Orchard Villa was designed to be a dark community, and that the Entrada developers had verbally agreed to install minimal lighting.

Homeowners inquired about the sewage plant situation. Rebecca said that the design of the new sewage plant has been finalized. She expects it to go out for bid in about a year. Rebecca encouraged homeowners to contact her in the future with any additional concerns.

Old Business

Landscape Committee Chair JoAnn Simbeck provided an update on the common area landscaping:

- A new flower bed was installed near the RV parking lot. She singled out Alan Gillette for installing the blocks, and Victoria Fugit for designing the flower bed.
- JoAnn has been dealing with issues related to the change to organic weed control. The different weather patterns this year have made it more challenging to apply the treatments effectively.
- Some problem trees were removed. They will most likely be replaced in the spring.
- There are ongoing issues with the invasive pampas grass. Frost Landscaping is supposed to eradicate it, but the seeds have spread. She encouraged homeowners to contact the Landscaping Committee if they suspect they have pampas grass near their units.
- JoAnn thanked Reta and Ron Trimble for their help with hauling chips to Orchard Villa.

Alan reported on the maintenance and improvement projects completed during the year:

- The building exterior, gates, and door jambs were painted for four buildings. The concrete was also caulked.
- A solar pool heater was installed, which saved about \$1,000 in natural gas during its first year of operation.
- Uneven concrete was corrected. Variances greater than 0.5 inches were addressed.
- A flower bed was installed at the RV parking lot entrance. Five new trees were also planted.
- A water line break at 530 W. Hale was repaired. This was covered by the contingency fund.
- A roof leak was repaired on Alberta Court.
- The broken keyed pool lock was replaced with a keypad lock..
- New motion sensor lights were installed in the pool area to deter vandalism.

New Business

Aaron Davies resigned from the Board after serving only one year of his three-year term, leaving a two-year vacancy to fill. Marc asked whether any homeowners present would be willing to serve, and Gail Solomon, homeowner of 616 W. Hale, volunteered. A motion was made to appoint Gail Solomon to the Board. The motion was seconded and approved.

A proposal to designate building watch monitors was discussed. Monitors would alert Board members of any problems near their buildings, such as issues with swamp coolers. Most homeowners seemed to be in favor of this proposal. In light of recent vandalism within Orchard Villa, there was interest in expanding the proposal to include a neighborhood watch component. Maria Brox volunteered to get more information about the neighborhood watch program from the Moab Police Department.

Marc explained the new policy for choosing building colors for the elastomeric painting project. A limited set of color strips will be available for homeowners to choose from. A form will need to be filled out for each building indicating the color selected. All homeowners in the building must sign this form.

Orchard Villa has been using organic weed control for a couple of years, but there have been complaints about the effectiveness. Marc asked for feedback from homeowners on whether to continue with the organic products. Victoria Fugit, who has applied organic weed control products around her

building for several years, said that the treatments are not being applied at the appropriate time. For example, the pre-emergent was applied later than it should have been, reducing its effectiveness. This led to a discussion about the contract with Frost Landscaping, which expires at the end of 2015. Marc noted that Frost Landscaping has submitted a bid to continue the work at the same rate for three years, and that the Board is working on obtaining a bid from another groundskeeping contractor. Arguments were made both for and against continuing with Frost. On the plus side, it was noted that Frost has made significant improvements to the sprinkler system. However, there are ongoing communication issues with the company, and they have taken on so much other work that they are not able to devote enough time to Orchard Villa tasks. A suggestion was made that we look into extending the contract with Frost for only a year, and then reassess the situation.

Alan led a discussion on the 2016 budget, which will be finalized in December 2015. The increase in assessments is expected to be $\leq 2.7\%$, as planned last year:

- Two bedroom quarterly assessment: \$562 (from \$547)
- Three bedroom quarterly assessment: \$676 (from \$658)

The O&M budget is expected to be similar to 2015, in the \$120K to \$125K range. The landscaping contract is uncertain at this point. While the existing contractor has agreed to continue at the same cost, we are waiting for a bid from another contractor. The reserve budget is also expected to be similar to 2015. Reserve projects for 2016 include painting buildings and gates, caulking concrete, and fixing uneven concrete. One reserve project under consideration for 2016 is the installation of a liquid pool chlorination system that would reduce the cyanuric acid level. Alan also presented a multi-year budget plan showing planned assessments through 2028 to help fund long-term projects (e.g., painting, fence replacement, and road replacement). According to this plan, assessments would increase about 2.7% each year on average.

Comments from Homeowners

Gail Solomon inquired about the uneven fence posts on the RV parking lot fence. Alan said it should not be a problem to even them out.

Maria Brox raised a concern about renters not following Orchard Villa rules and regulations. Sue Noah-Shrewsbury suggested that we work with the local property management companies to help enforce the rules and regulations.

Sue also requested that the Orchard Villa homeowner directory be updated.

Jerry Weber asked whether we were doing annual rate comparisons for services such as insurance and accounting to make sure we are not paying too much. The Board said that this is being done where possible. Jerry also requested to have a tree planted in the common area near his unit.

Results of Election

The election ballots were tabulated and it was announced that Alan Gillette and Ron Trimble had been elected to serve three-year terms on the Board.

The meeting was adjourned at 3:25 pm.