

# ORCHARD VALLEY WEST HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Monday, August 29, 2022

Virtual

**Call to Order.** Ken Kreie, President, called the meeting to order at 5:32 p.m.

**Members Present.** Ken Kreie, President; Michael Redeker, Vice-President; Mike Fortner, Secretary; Justin Krauss, Treasurer; Sam Atkins, Director; and Christine Sartoris, Community Association Manager. Absent: Matt Foster, Director

**Approval/Adoption of the May 9, 2022 Meeting Minutes.** Michael Fortner moved, and Sam Atkins seconded a motion to adopt the Minutes as presented.

**Financials** - Christine reported the July Financials not yet ready as the transition from prior management company files were provided in mid-March along with the other communities. Additionally, CIC does not have access to bank account. The tax filing 2 for 2021 was completed. Future Financial reports would be available on the Portal, included the expense details for the month along with invoices.

### **Reports**

#### Architectural

Christine to check to see if there is a time requirement to complete projects. Committee using the portal for approvals.

#### Grounds & Irrigation

Need a decision on the small pump shed and storage shed in the park. Board to consider replacing pump shed with larger structure to use for storage and eliminate the tall and unsightly storage structure.

#### Compliance & RV and Parking Issues

Michael Fortner agreed to assist with compliance issues. Justin concerned -- courtesy notices should not be sent to any RV, trailer, etc spotted without knowing how long they have been there. Only way to know is board and neighbors need to report those concerns.

Tree issue again discussed. Association to take out and bill. Association to offer to help the homeowner.

Talked about dog waste bag station and the cost to maintain the waste station. Recommended carry out vs depositing waste can.

### **New Business**

2023 Preliminary Budget. Board reviewed preliminary budget. No decisions. Noted unsure about replacement of pump shed structure with larger one.

Next Board Meeting. Monday November 28 at 6:00 PM.

Annual Meeting Date and Location. January 9<sup>th</sup> at 7:00 PM. Fruita Community Center.

**Adjourn.** With no further business to discuss, meeting adjourned at 6:58 p.m.