

**2018**

**Orchard Valley West HOA Annual Board Meeting Minutes**

**3.20.18 6:00 PM at Fruita Rec Center**

Attendees: Deb Thomas, Mike Fortner, Trevor Dagers, Twanya Otero, and Tracey Heritage

6 Homeowners present and 6 proxy's represented

Meeting Called to Order at 6:02 PM

All present had received mailings. All had read minutes from last annual meeting. There were no omission/correction. Minutes unanimously accepted as written

Treasurer Report and 2018 Budget review:

- There are NO changes in HOA dues for 2018. Then amount will remain at \$150 per home. There are 137 homes in subdivision
- 2018 Budget reviewed by line item
  - Questions from homeowners present discussed
    - Concern expressed over \$6,000 compliance fee-Board explained multiple options researched and this was best option as no Board member has the time to do this on their own
    - Homeowners present informed Board is open to suggestions or other options
  - Some fine amounts were changed to weekly fines instead of daily. Process reviewed. Each homeowner will receive 2 letters and a fine will be assessed on 3<sup>rd</sup> letter
    - Discussion about who is responsible for weeds between fence and street (City of Fruita)
  - Motion Made to accept Budget (Mr. Skroch), motion seconded (Mr. Wilson)
    - Budget approved
      - 5 voted for, one split
- Board re-iterated its role is to make sure neighborhood stays nice and the home values stay up
- Discussion about who's responsibility it is to distribute the covenants
  - Homeowner stated it is the responsibility of the realtor
- Discussion about person doing compliance drives taking pictures
  - Board explained this is for documentation purposes in case there is a question.
  - Discussion about why a third party is beneficial

- Maintains safety and objectivity

#### Old Business

- None

#### New Business

- Update on pickle ball court
  - This will be repainted. It was originally completed with specialized tape, but this tape was removed by someone at the park
- Request for swing for smaller children (one with seat)
  - Board will look into options for swing
- Announcement about open seats on the board as well as anyone interested in helping
  - Mr. Mosier volunteered to help
- No further new business

**Meeting adjourned at 6:55 PM (unanimous vote)**