

ORCHARD VALLEY WEST HOMEOWNERS ASSOCIATION, INC.

Quarterly Board Meeting

Monday, November 23, 2020, at 6:00pm

Attendees

Board of Directors: Sam Atkins, Matt Foster, Ken Kreie, Mike Redeker

Monument Management: Carrie Grubbs

Call to Order

The meeting was called to order at 6:04pm.

Announcement of Quorum

Quorum was achieved with four Directors in attendance.

Approval of the Previous Meeting Minutes – August 27, 2020

The previous meeting minutes were reviewed. Carrie shared an update received from previous board member Deb Thomas reporting there may have been an error on the minutes with regard to the number of Directors. The Board will present the Bylaws amendment to the members for clarification and vote at the 2021 annual meeting. As there were no recommended changes to the August 27th minutes, Ken motioned to approve the minutes. Sam seconded and the motion carried unanimously.

Financials Report

The October financial reports and delinquent accounts were reviewed. Four owners are past due. After discussion, the Board asked Carrie to prepare another 30-day collection notice and to include a summary of potential legal fees should the account remain delinquent. Carrie to research and report to the Board details on the charges reflected on accounts over 12 months past due.

2021 Draft Budget Review

The Board held discussion regarding the draft budget. Carrie recommended the Association consider a professional reserve study, as is required by HOA policy. One quote was obtained from Global Reserve for \$1,700. The board discussed utilizing current funds for the study versus adding as a line item on the 2021 budget. Carrie to obtain two more bids for reserve studies and the board will make determination at next board meeting.

Discussion of common element maintenance included mention of the thinning mulch in the playground. Carrie to obtain estimates for mulch. To minimize cost of improvement, Board to consider community volunteer workday to help spread mulch.

A seasonal irrigation maintenance contract for 2021 with Scott's Pump Repair is \$1,400. The Board to finalize the decision regarding a seasonal irrigation contract when the board approves the budget at the next board meeting.

The Board discussed continuing with D&R Turf for 2021 park maintenance, including landscape, irrigation, and snow removal. D&R Turf does not anticipate change to their contract price. Ken motioned to approve D&R Turf for 2021 services. Mike seconded the motion and it carried unanimously.

Irrigation Update

Irrigation is off for the season. Board discussed reimbursing Scott Withrow with Scott's Pump Repair for assisting with the purging of the lines this fall. Carrie to ask Scott to provide invoice for services.

Common Elements

Carrie recommended Mountain West Services to perform an inspection on the playground. Board agrees, adding the shed needs some minor repairs, as well. Carrie will coordinate and follow back up with the board.

The Applewood drainage issue was discussed with recommendation to postpone further action to the next Board meeting.

Policies & Procedures

The Board reviewed the draft new policies.

1. The nine draft policies required by CCIOA were briefly reviewed. Carrie noted recommended changes. Board will further review and discuss again at the next board meeting.
2. Additional policies, including an animal policy, will be discussed at a future board meeting.

Compliance Inspections

No compliance issues to discuss.

Next Board Meeting

The first quarter board meeting will be held on Monday, January 4, 2021, at 6:00pm. The 2021 annual meeting is tentatively scheduled for February 8, 2021, at 6:00pm.

Adjournment

With no further business to discuss, the meeting was adjourned at 7:30pm.

Board Member Signature

Date