

Orchard Valley West Home Owners Association Annual Meeting 19 March 2009

Board Members present were Rod Thomas, Cindi Maharg, Ana Restivo, Jane Green and Matt Roberts. Absent were Dave Mosier and Todd Simon.

Tracey Heritage presented information packets to those present, copy attached. She addressed several issues in regard to property management. A Board of Directors would still need to be in place, but would not have to deal with problems within the association. Covenant and Code enforcement's would be approached with a kind and gentle policy. Violations will include a "fines" schedule which could result in the filing of liens. Other resources would also be available. The cost for one year is \$3,600.

The Neighborhood Watch Program was addressed by Fruita Police Officer, Gary Younger. He stated that there is not "much crime" in Fruita at the present, but it will go up. As growth continues, growth will draw criminals, i.e. "scams, if it sounds too good, it is. If you are suspicious for some reason call 911. "Block captains" will use e-mail addresses to convey possible criminal activity to the members of the association. Park usage for ages 16 and under after 9:00 p.m. is a City of Fruita code violation.

Matt Roberts and Charles Green are the contacts for Irrigation information and problems. April 15th will be irrigation start up for 2009.

Rod Thomas represented the Park for Todd Simon and Larry Olsen. The basketball hoops are in good repair, as is the pump cover. Pete needs to be called regarding the "full" trash can.

Dave Mosier is ACC chairperson, Rod Thomas was filling in for him. Issues included keeping sidewalks "clear and safe"; the adopting of Fruita City ordinances and any suggestions in regard to the ACC would be appreciated.

Treasurer, Ana Restivo, presented an expense report, The HOA checking account has a balance of \$8,101.00. Ana has resigned as Treasurer.

Items of issue

- 1] Property Management
State laws, Legal issues, Posted Board Meetings
- 2] Number of Board members (3-9)
President, Vice President, Secretary/Treasurer
- 3] Annual Dues -- \$81

A vote for Property Management for one year was presented by Ted Tucker and seconded by Matt Roberts. The vote for Property Management passed unanimously.

A vote to reduce Board Members from 5-9 to 3-9 was presented by Ana Retivso and seconded by Cinci Maharg. The vote to reduce Board Members passed unanimously.

New board members are:

President: Rod Thomas

Vice President: Cindi Maharg

Secretary/Treasure: Joan Deussen

Ted Tucker made a motion to accept the budget as presented: seconded by Milton Mahag.

Milton Mahag and Charles Green will work on issues with the Neighborhood Watch.

Charles Green made motion to adjourn the meeting, seconded by Matt Roberts. All members present agreed!

Respectedly submitted by Secretary, Jane Green