
Orchard Valley HOA Board Meeting Agenda

Date and Time: September 16, 2021 @ 7pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance
 - II. Approval of Agenda
 - III. Approval of Previous Minutes
 - IV. Executive Session
 - V. Old Business
 - a. Discuss Transition
 - b. Communication
 - i. Texting Service
 - ii. Website
 - iii. Meeting/Open House
 - VI. New Business
 - a. Financials
 - i. Office supplies
 - ii. Approval of spending
 - b. Board member election
 - VII. Other Business
 - a. Irrigation:
 - b. Next Meeting:
 - VIII. Adjournment
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Orchard Valley HOA Board Meeting Minutes

Date and Time: September 16, 2021 @ 7pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance: Debbie Vavak (President), Karolyn Dyson (Secretary/Treasurer), Scott Stolz (Director), Darell Loveland (Director)
 - II. Approval of Agenda
 - III. Approval of Previous Minutes: Debbie moved and Karolyn seconded the approval
 - IV. Executive Session
 - V. Old Business
 - a. Discuss Transition: we need to look at financials to see what we would need to raise our rates to in order to pay for a company
 - b. Communication
 - i. Texting Service: updated some people who wanted to be added
 - ii. Website: Debbie will meet with a neighbor to consult on a website next week
 - iii. Meeting/Open House:
 - VI. New Business
 - a. Financials
 - i. Office supplies: will approve through email the purchase of QuickBooks after Kari gets some pricing
 - ii. Approval of spending: anything over \$100 for office supplies needs approval
 - b. Board member position needs filled
 - VII. Other Business
 - a. Irrigation: our system has been running 24/7 and our electrical bills have been high, Darrell will contact someone to get us scheduled for clean-out; Scott will find out the date of shut-off for the lateral
 - b. Next Meeting: October 7, 2021
 - VIII. Adjournment: Debbie moved to adjourn the meeting at 8:52pm
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Orchard Valley HOA Board Meeting Agenda

Date and Time: September 30, 2021 @ 7:11pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance
 - II. Executive Session
 - III. Old Business
 - a. Communication
 - i. Texting Service
 - ii. Website
 - iii. Meeting/Open House
 - IV. New Business
 - a. Financials
 - i.
 - b. Board member election
 - V. Other Business
 - a. Irrigation:
 - b. Next Meeting:
 - VI. Adjournment
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Orchard Valley HOA Board Meeting Minutes

Date and Time: September 30, 2021 @ 7:11pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance: Debbie Vavak (President), Karolyn Dyson (Secretary/Treasurer), Scott Stolz (Director), Darell Loveland (Director)
- II. Executive Session
- III. Old Business
 - a. Communication
 - i. Texting Service: updated some people who wanted to be added
 - ii. Website: Debbie will meet with the neighbor who is willing to help set up a website
 - iii. Meeting/Open House: forego for now-Newsletter for October, try to move Annual meeting up to Jan. or Feb.
- IV. New Business
 - a. Financials
 - i. Office supplies: Debbie moved to approve the purchase of the cloud Basic QuickBooks. Kari seconded and it was approved unanimously.
 - ii. Approval of spending: Darrell will buy tools for pumphouse
 - iii. Reserve update to the neighbors and update on how the money was used for the irrigation project.
 - iv. This winter we will make a list of irrigation projects that still need done and get some pricing and set out some goals for fixing things.
 - b. Board member position needs filled: we are tabling this at this time. We need to have between 3-5 members, so we are within the legal limits.
- V. Other Business
 - a. Irrigation: our system has been running 24/7 and our electrical bills have been high, Darrell will contact someone to get us scheduled for clean-out; Scott will find out the date of shut-off for the lateral

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- i. Next Meeting: October 7, 2021
 - ii. Trash at the pump house has some trash that cannot be put in regular trash. Debbie will try to make it to the hazardous waste truck on Saturday in Fruita.
 - iii. Darrell will get some basic tools for the pump house
 - iv. We also are planning to get an irrigation committee together. We would like to get some people together by Spring.
 - v. Cleanup around the pond: we will ask Pat to do cleanup back there. We need to let the neighbors know what we are doing before we have Pat go back there. Darrell will call Pat to have him come give a quote.
- VI. Next Board meeting: October 21 at 7 at Darrell's house
 - VII. Adjournment: Debbie moved to adjourn the meeting at 9:00pm
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Orchard Valley HOA Board Meeting Minutes

Date and Time: October 21, 2021 @ 7:07pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance: Debbie Vavak (President-by phone), Karolyn Dyson (Secretary/Treasurer), Scott Stolz (Director), Darell Loveland (Director)
- II. Executive Session
- III. Old Business
 - a. Communication
 - i. Texting Service: updated some people who wanted to be added
 - ii. Website: Debbie will meet with the neighbor (Tanner) who is willing to help set up a website next week. She is asking if we should buy some other domains around ours so that we have more ways for people to find us.
 - iii. Meeting/Open House: forego for now-Newsletter for October, try to move Annual meeting up to Jan. or Feb.
 - iv. Sherry has offered to put up a table to get signups to get contact information from neighbors.
- IV. New Business
 - a. Financials
 - i. Approval of spending: Darrell will buy tools for pumphouse
 - ii. We need to complete a reserve update to the neighbors and update on how the money was used for the irrigation project.
 - iii. This winter we will make a list of irrigation projects that still need done and get some pricing and set out some goals for fixing things. We need to get the valve on Maple fixed first, then the inlet from the main, then make a list of more projects.
 - b. Two board member positions need filled: we are tabling this at this time. We need to have between 3-5 members, so we are within the legal limits.
 - c. Park

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- i. Debbie will get some prices on a message board to put in the park.
 - ii. Future business: ideas for use of the park.
 - V. Other Business
 - a. Irrigation: Darrell talked with the guys from Grand Valley Irrigation regarding our overflow-and established a better relationship with the people he talked to; Scott will find out the date of shut-off for the lateral; Darrell will reach out to Jim about rebuilding the valve that we have laying around-then we can get a quote on rebuilding the other valves we need done.
 - i. Trash at the pump house has some trash that cannot be put in regular trash. We need to get it disposed at the dump.
 - ii. We also are planning to get an irrigation committee together by Spring.
 - iii. Cleanup around the pond: Darrell got a quote on cleanup of \$2100 from Sparks Lawn and Landscape. We are holding off on this for now and will include it as a budget item for next year.
 - VI. Next Board meeting: November 18 at 7 at Darrell's house
 - VII. Adjournment: Debbie moved to adjourn the meeting at 8:16pm
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Orchard Valley HOA Board Meeting Agenda

Date and Time: December 09, 2021 @ 7:00pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance
- II. Executive Session
 - a. Past Due Accounts
 - b. Homeowner issues
- III. Old Business
 - a. Read previous minutes
 - b. Communication
 - i. Texting Service:
 - ii. Website
 - iii. Newsletter?
 - c. Homeowner Changes/Listings
 - d. Financial:
 - i. Tools for pumphouse
 - ii. Reserve update
 - iii. Irrigation projects and pricing
- IV. New Business
 - a. Financials
 - i. Budget
 - 1. Timeline for next year
 - ii. Liens: Release of Lien-140 Applewood Drive
 - iii. Transfer fees
 - iv. Changing signatories at Alpine Bank
 - b. Annual meeting
- V. Other Business
 - a. Irrigation:
 - i. Irrigation committee
 - ii. Cleanup at the pond:
 - b. Park:
 - c. New Board Members:
- VI. Next Meeting:
- VII. Adjournment

Orchard Valley HOA Board Meeting Minutes

Date and Time: December 09, 2021 @ 7:15pm

Location: 745 Pinyon Court, Fruita, CO, 81521

- I. Attendance: Debbie Vavak (President), Karolyn Dyson (Secretary/Treasurer), Scott Stolz (Director), Darrell Loveland (Vice President)
- II. Executive Session
 - a. Past Due Accounts: Collection letters will be sent to those who are Past Due
 - b. Homeowner Issues
- III. Old Business
 - a. Previous minutes: Read through and approved with no changes.
 - b. Communication
 - i. Texting Service: Kari has a couple of names for Debbie to add to the list
 - ii. Website: Tanner is no longer interested, so we need to make one in-house. Kari will scan old docs so we have the digital files for the website.
 - iii. Newsletter:
 - c. Homeowner Changes/Listings: 140 Applewood and 148 Pinyon
 - d. Financial
 - i. Tools for pumphouse: Darrell will get some
 - ii. Reserve update: Need to have a Reserve study done and posted to the website
 - iii. Irrigation projects and pricing
 1. Spreading gravel \$500
 2. Settling pond cleaning \$2500
 3. Pond weeds cleanup \$2000
 4. Discharge line repair \$100
 5. Auto valve replacement??? (\$450?) Kari will find one online for quote
 6. Drain valve replacement??? (\$4000) The one on Maple
 7. Two supply valves (one in a backyard of a home in Elmwood [isolation valve], and the valve that shuts off the input to the pumphouse)
 8. Relief valve near Sherry White's house???

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- IV. New Business
 - a. Financials
 - i. Budget
 - 1. Timeline for next year: Annual meeting in February sometime?
 - ii. Liens: Release of Lien for 140 Applewood Drive, when Dysons bought the house, there was an outstanding lien from previous owners S. Lacuran
 - iii. Transfer fees: Moved to no longer charge transfer fees as long as we are self-managing.
 - iv. Changing signatories at Alpine Bank: Debbie will type up the signing page and Darrell, Kari and Debbie need to meet at the bank to change signatories.
 - V. Other Business
 - a. Irrigation
 - i. Irrigation committee: George Tattershall?, Darrell, Brian?
 - ii. Cleanup at the pond: trash still needs taken care of at the pumphouse
 - b. Park: We discussed looking into having the City of Fruita take over the maintenance of the park.
 - i. Debbie found a document holder for around \$20.
 - c. New Board Members:
 - i. Secretary: someone who can take notes
 - ii. Treasurer: someone who can use QuickBooks, bookkeeping experience. We should consider hiring a bookkeeper-Darrell will reach out to a bookkeeper he knows.
 - VI. Next Board meeting: January 12, 6:00pm at Darrell's house
 - VII. Adjournment: Debbie moved to adjourn the meeting at 9:11pm