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# Orchard Valley HOA Board Meeting Agenda

Date and Time: March 3rd, 2024 @ 6:30pm

Location: 745 Pinyon Court Fruita, CO 81521

1. Attendance
2. Executive Session
  - a. Past Due Accounts / Liens
  - b. Continuing Executive Board Members
  - c. Homeowner Filed Complaints
3. Old Business
  - a. Financial Standing
4. New Business
  - a. 2024 Budget
    - Rate Increases
    - Annual billing mailing
  - b. Irrigation/Pond problems
    - Estimated irrigation startup date
  - c. Park maintenance
5. Other Business
  - a. Homeowner Communications (newsletter)
  - b. Annual Meeting Dates
6. Next Board Meeting
7. Adjournment

# Orchard Valley HOA Board Meeting

Date and Time: March 12<sup>th</sup>, 2024 @ 6:30pm

Location: 745 Pinyon Court, Fruita CO, 81521

- I. Attendance  
Debbie Vavak (President), Darrell Loveland (Vice President), Camille Stitt (Treasurer),  
Amanda Conrads (Secretary), Scott Stoltz (Architectural Board)  
-Darrell move to start at 6:34pm
- II. Executive Session – *The disclosure of items would constitute an unwarranted invasion of individual privacy*
  - a. Past Due Accounts & Liens
  - b. CC&Rs
  - c. Board Reelections
  - d. Homeowner Filed Complaints – none officially filed.
- III. Old Business
  - a. Financial Standing Operating account at \$6,218.87. Reserve account at \$10,884.96 (this includes \$1,600 moved over from 2023). \$5,000 past due from 25 homeowners.
- IV. New Business
  - a. 2024 Budget (see attached below)
    - i. Rate Increases
    - ii. Annual billing mailing
  - b. Irrigation/Pond Update
    - i. Estimated start day Saturday April 15<sup>th</sup>. Hopefully water will be on by April 13<sup>th</sup> to test any potential problems caused by the fiber optic network issues. Darrell has direct contact with Clearworx and will work with them as problems arise.
    - ii. More tree work needs to be taken care of around the pond. Several dead trees are still standing. Darrell can get quotes on how much this work will cost from Right Way Property.
    - iii. Idea brought up to communicate with homeowners that own property around the pond to help come up with a plan to maintain the area around the pond and to remind homeowners it is strictly prohibited for recreational use.

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- c. Park – board has agreed to continue with Currier Lawn Services and Mesa Turf Master for maintenance of the park area.
  - V. Other Business
    - a. Homeowners Communications
      - Spring Newsletter to be mailed with annual meeting info. Include reminders about trash cans, animals, Clearworx contact for irrigation issues
    - b. Annual Meeting Planning – look at the first week of May for availability. Debbie will contact the Rec Center. Amanda will reach out to homeowner who offered their church for use at last annual meeting.
  - VI. Next Board Meeting March 19<sup>th</sup> – further discussion to be had at meeting for annual meeting plans.
  - VII. Adjournment - Darrell moved to adjourn at 8:05pm. Debbie seconded.

**Orchard Valley HOA 2024 Annual Budget:**

<b>Revenue:</b>			
	Dues @ \$210/per 125 households	\$	26,250.00
	Collections from past unpaid balances	\$	6,000.00
			<u>\$ 32,250.00</u>
<b>Expenses:</b>			
<b>Lawn Service-Park area</b>			
	Currier Lawn Service \$300/mo 12 mo contract & Winterization	\$	3,990.00
	Mesa Turf Master \$258.50/treatment 4 treatments	\$	1,034.00
			<u>\$ 5,024.00</u>
<b>Irrigation</b>			
	Xcel electricity 12 mo Scheduled Pump times	\$	5,500.00
	Elmwood Lateral Ditch Company 38 share assessment Apr/May	\$	262.00
	Grand Valley Irrigation Company 38 share assessment Feb	\$	921.33
	Anticipated Irrigation repairs	\$	1,000.00
	Anticipated Park sprinkler repairs	\$	700.00
	Settling pond annual hydro cleaning spring	\$	3,000.00
	Pond tree, weed, clean-up	\$	300.00
	Pumphouse repairs	\$	-
	Gravel-Apr	\$	-
			<u>\$ 11,683.33</u>
<b>Office / Administrative</b>			
	Paper/envelopes/labels	\$	100.00
	Printer cartridge	\$	45.00
	Lien release fees - \$13/ea	\$	13.00
	Annual Sec of State (SOS) registration-Due January	\$	60.00
	Annual DORA registration	\$	38.00
	Microsoft 365 subscription-Mar	\$	69.99
	Text service	\$	30.00
	Poster Board	\$	20.00
			<u>\$ 375.99</u>
<b>Postage/P.O. Box Rental</b>			
	Annual P.O Box Rental 561, Fruita-Aug	\$	120.00
	Postage	\$	300.00
			<u>\$ 420.00</u>
<b>Meeting Expenses</b>			
	Room Rental	\$	230.00
	Refreshments	\$	10.00
			<u>\$ 240.00</u>
<b>Website</b>			
	Annual domain renewal-3/hosting (WIX), Norton 2025	\$	471.25
			<u>\$ 471.25</u>
<b>Insurance</b>			
	Liability and Common Property Coverage Annually-May	\$	1,100.00
			<u>\$ 1,100.00</u>
<b>Accounting</b>			
	Quickbooks - \$30/mo	\$	360.00
			<u>\$ 360.00</u>
<b>Reserve - Annual addition</b>			
			<u>\$ 2,000.00</u>
<b>Total Expenses:</b>			<u>\$ 21,674.57</u>
<b>Net Income:</b>			<u>\$ 10,575.43</u>
<b>Transfer from Reserve - Irrigation improvements 2024</b>			<u>\$ -</u>
<b>Net Expenses (after use of reserve funds):</b>			<u>\$ 21,674.57</u>
	Projected Net Expenses / 125 homes	\$	173.40

**Reserve:**

Balance at 3/1/24:	\$ 10,884.96	1/1/22 balance \$9,245.02
Funds used in 2023:		\$ -
Funds used in 2022:		\$ 885.00
	Drain Valve Expense 4/11/22	
Funds used in 2021:		\$ 4,898.60
	Control Panel Replacement and programming	