

April 23, 2024

Residents,

It is once again time for our annual Orchard Valley Homeowner's Association meeting **May 7, 2024**. The meeting will be held at a NEW LOCATION - **Monument View Bible Church** (1173 17 ½ Rd, Fruita). Please see the enclosed information for review before our May 7th meeting:

- Previous Meeting Minutes – 5/2/2023
- Statement of Financial Position (Profit/Loss) – 12/31/23
- Statement of Activity (Balance Sheet) – 12/31/23
- Proposed 2024 Budget
- Proxy to exercise if you're unable to attend the meeting
- Meeting Agenda
- Spring 2024 Newsletter

We look forward to seeing everyone as there are many new faces to Orchard Valley. Whether you have been here for years, just recently moved in, or manage a property in the neighborhood, this is a wonderful opportunity to meet your neighbors and stay current with activities and changes.

Please check out our new website prior to the meeting at OrchardValleyHOA.com. If there are questions you would like the board to address, please feel free to contact us in advance via email OrchardValleyHOAFruita@gmail.com, website or drop us a note at our P.O. Box 561, Fruita, CO 81521.

Our annual assessment invoices will be going out separately along with collection notices for numerous residents who have not paid past dues. Due to our increased expenses with our irrigation system, we are needing to raise our dues to \$225. Please try to remit before the 5/31/24 due date to allow us to keep everything running smoothly. There is a secure online payment option available using Paypal on our website or we can discuss a payment plan for those interested.

If you have any questions or concerns let us know.

Orchard Valley HOA Board

Debbie Vavak, President
Amanda Conrads, Secretary
Scott Stolz, ACC

Darrell Loveland, Vice-President & Irrigation
Camille Stitt, Treasurer

Orchard Valley Home Owners Annual Meeting

May 2nd, 2023 • Fruita Recreational Center • 6-8pm

I. Call to order

6:10pm Debbie calls meeting to order. Quorum established with proxy votes.

II. Welcome and Introductions

Debbie Vavak (President), Darrell Loveland (Vice President), Amanda Conrads (Secretary), Camille Stitt (Treasurer), and Scott Stoltz (Director).

III. Approval of Previous Minutes

a. No corrections or changes to last year's minutes.

Terry White moves to approve minutes and Vicki Skiff seconded. Minutes approved as recorded for 2022.

IV. Year in Review

a. Board assumed responsibilities in Aug 2021 and resolved to administer independently of any professional management. HOA assumed responsibility of bookkeeping as well.

b. Still trying to obtain homeowner contact information. Email, text, mailing. Please contact HOA with the best contact info for the property.

c. Website is one of the best forms of communication

d. CC&R's need to update to remain CCIOA compliant, 7 new state bills were introduced in 2022 and we need to make sure we are compliant. If anyone has a legal background or someone who would be willing to help to organize CC&R's that help would be appreciated.

V. Irrigation Update

a. Lots of maintenance 2022. Tree removal, drain valve replacements, gravel maintenance, pick-up assembly cleaning, system board programming, rock around pond, hydro vac settling pond (2400 cubic feet-6 truckloads)

b. Irrigation schedule saved \$1,100 in electricity costs in 2022. Will continue to keep with the current pump house schedule of 6a-10a, 6p-10p

c. Board asks homeowners to continue to be cognizant of watering and water conservation.

d. Homeowner brought up concern about irrigation heads leaking throughout the neighborhood. HOA can only do so much but please reach out with concerns and the board will try and contact homeowner.

e. Thank you to the homeowners who volunteered time to get irrigation up and running. Darrell Loveland • Tom & Kathleen Carroll • Judd Hill • Brian Gies • George Tattershall • James & Teri Arnett

f. Summary of the irrigation costs over the last several years. **See Figure 1 below.**

VI. Current Financial Position

a. Insert financial positions. **See Figure 2 below.** (year end and through May 1)

b. Statement of Activity. **See Figure 3 below.** (year end and through May 1)

- c. Concerns were brought up about the park expense overall. City of Fruita no longer wants that park space, no cheaper option for lawn care has been found. Board has tried to come up with solutions and there aren't many.

VII. Ratify Budget

- a. Concerns about needing to raise the annual fees were raised. Homeowner brought up that HOA reserves are very low. An HOA should have anywhere between 6 months to 2 years worth of operating expenses in reserves. This would only be achieved by raising fees. No specific budget was suggested during this meeting.
- b. Terry White moved to ratify budget, David Lunt seconded. Budget is ratified.

VIII. Communication

- a. Sign up for texting services if you are willing
- b. Please use email and website to reach out to the HOA Board

IX. Member Comments

- a. Members asked clarifying questions about what the HOA can control and what it cannot. Debbie reminded homeowners that there is a stair step of authority from State to City to HOA.
- b. Concern about rope swing in pond area. Board will address it and remove it. Reminder was addressed to homeowners about the pond being an authorized use area only. The HOA does not have the insurance to cover homeowners using the space as a common area.
- c. Need for more volunteers for ACC. Reminder to homeowners to please submit an ACC form if changes are needed to your home.
- d. Committees - OVHOA would love to have buy in from homeowners and participation in these committees:
 - CC&Rs and Bylaws – need volunteers to update and make bylaws more cohesive and relevant
 - Irrigation – a group of homeowners that could help with irrigation needs and repairs
 - Park – homeowners who have and interest in the use, upkeep and cost saving suggestions of the common area
 - Communication – newsletter ideas, new homeowner welcome
 - Activities – promote neighborhood community

X. Member Comments and Suggestions

- a. Concerns about trash cans and trash being blown around. Reminder issued that trash cans should be put out day of and returned to behind fence lines within 24 hrs.

XI. Adjourn

George made motion to adjourn 7:35, Camille seconded

Orchard Valley Home Owners Association Statement of Activity

	2023	Budget	2022
Revenue			
Annual Assessments	25,000.00	31,000.00	24,867.09
Total Revenue	\$ 25,000.00	\$ 31,000.00	\$ 24,867.09
Gross Profit	\$ 25,000.00	\$ 31,000.00	\$ 24,867.09
Expenditures			
Administrative			
Accounting Fees	360.00	360.00	945.12
Bank Charges	0.10	0.00	13.09
Insurance - Liability, D and O	1,326.00	1,100.00	1,258.00
Office Supplies	84.31	165.00	388.61
Office/General Administrative Expenditures	180.00	380.99	311.04
Postage, Mailing Service	217.08	400.00	379.00
Web & Hosting	441.25	469.85	359.75
Total Administrative	\$ 2,608.74	\$ 2,875.84	\$ 3,654.61
Operating Expenses			
Irrigation System Maint. Serv.	3,757.92	7,785.75	2,932.78
Lawn Maintenance Service	5,712.00	4,584.00	5,819.00
Repair & Maintenance	950.00	1,700.00	3,500.00
Utilities	5,201.14	5,500.00	5,303.30
Water-Irrigation	1,099.44	1,099.44	1,111.66
Total Operating Expenses	\$ 16,720.50	\$ 20,669.19	\$ 18,666.74
Addition to Reserve		\$ 1,600.00	
Total Expenditures	\$ 19,329.24	\$ 25,145.03	\$ 22,321.35
Net Operating Revenue	\$ 5,670.76	\$ 5,854.97	\$ 2,545.74
Other Revenue			
Interest Earned	7.94	0.00	3.93
Total Other Revenue	\$ 7.94	\$ 0.00	\$ 3.93
Net Other Revenue	\$ 7.94	\$ 0.00	-\$ 235.15
Net Revenue	\$ 5,678.70	\$ 5,854.97	\$ 2,310.59

Orchard Valley Home Owners Association
Statement of Financial Position
As of December 31, 2023

		Total
ASSETS		
Current Assets		
Bank Accounts		
Alpine Checking - Operating-05		9,281.15
Alpine Reserves - Money Market-44		10,313.70
Total Bank Accounts	\$	19,594.85
Accounts Receivable		
Accounts Receivable		6,932.76
Total Accounts Receivable	\$	6,932.76
Other Current Assets		
Uncategorized Asset		0.00
Undeposited Funds		0.00
Total Other Current Assets	\$	0.00
Total Current Assets	\$	26,527.61
TOTAL ASSETS	\$	26,527.61
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Accounts Payable		200.00
Total Other Current Liabilities	\$	200.00
Total Current Liabilities	\$	200.00
Total Liabilities	\$	200.00
Equity		
Opening Balance Equity.		20,833.30
Retained Earnings		0.00
Net Revenue		5,494.31
Total Equity	\$	26,327.61
TOTAL LIABILITIES AND EQUITY	\$	26,527.61

Orchard Valley HOA 2024 Annual Budget:

Revenue:

Dues @ \$225/per 125 households	\$ 28,125.00	
Collections from past unpaid balances	\$ 6,000.00	
		\$ 34,125.00

Expenses:

Lawn Service-Park area		
Currier Lawn Service \$300/mo 12 mo contract & Winterization	\$ 3,990.00	
Mesa Turf Master \$258.50/treatment 4 treatments	\$ 1,034.00	
		\$ 5,024.00
Irrigation		
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	\$ 2,300.00	\$3500 from 2023 list
Pumphouse repairs	\$ 1,000.00	
	\$ -	
		\$ 14,683.33
Office / Administrative		
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	
		\$ 375.99
Postage/P.O. Box Rental		
Annual P.O Box Rental 561, Fruita-Aug	\$ 120.00	
Postage	\$ 300.00	
		\$ 420.00
Meeting Expenses		
Room Rental	\$ 230.00	
Meeting Preparation	\$ 300.00	
Refreshments	\$ 10.00	
		\$ 540.00
Website		
Annual domain renewal-3/hosting (WIX), Norton 2025	\$ 471.25	
		\$ 471.25
Insurance		
Liability and Common Property Coverage Annually-May	\$ 1,100.00	
		\$ 1,100.00
Accounting		

Quickbooks - \$30/mo	\$	360.00	\$	360.00
Reserve - Annual addition			\$	3,000.00
Collection Expenses / Write Off Expenses			\$	2,250.00
Total Expenses:			\$	<u>28,224.57</u>
Net Income:			\$	<u>5,900.43</u>
Transfer from Reserve - Irrigation improvements 2024			\$	<u>-</u>
Net Expenses (after use of reserve funds):			\$	<u>28,224.57</u>
		Projected Net Expenses / 125 homes	\$	225.80

Reserve:

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

ORCHARD VALLEY HOMEOWNERS ASSOCIATION
2024 ANNUAL & BUDGET RATIFICATION MEETING

Date & Time: Tuesday, May 7th, 2024 6pm-8pm

Location: Monument View Bible Church 1173 17 ½ Rd. Fruita, CO 81521

The Agenda for the 2024 Annual Member Meeting for Orchard Valley Homeowners Association is included in this mailing.

The purpose of the meeting is to review the activities of the Association, approve previous minutes, ratify the 2024 budget, nominate and elect board members, and provide an opportunity for members to provide input and/or suggestions for the board to consider.

IMPORTANT: If you are unable to attend the meeting, please fill out the Proxy and mail it to the address below, email it to orchardvalleyhoafruita@gmail.com OR bring it to the meeting to be verified. ***The Proxy must be signed to be valid.***

**Orchard Valley Homeowners Association, Inc.
2024 Annual Member Meeting – May 7, 2024 Official Proxy**

I, _____ (print your name), am a member in good standing of Orchard Valley Homeowners Association. Under the provisions of the legal instruments governing said Association, I grant my Proxy to: _____ (print name of an individual who will carry your Proxy to the meeting to vote on your behalf, on any matters that properly come before the members at the 2024 Annual Member Meeting).

PLEASE CHECK ONE BOX ONLY:

- Option #1: If my representative fails to attend the meeting, my Proxy may be reassigned to a member of the Board for both voting and quorum purposes.
- Option #2: If my representative fails to attend the meeting, my Proxy may be reassigned to a member of the Board for quorum purposes only.
- Option #3: If my representative fails to attend the meeting, my Proxy will not be reassigned.

Unless sooner terminated, this Proxy shall terminate automatically upon the final adjournment of the Meeting for which it is given.

THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

Signature: _____ Date: _____

Orchard Valley Property Address: _____

Mail your completed proxy to: Orchard Valley HOA, PO Box 561, Fruita, CO,

OR Email to: OrchardValleyHOAFruita@gmail.com

ORCHARD VALLEY HOMEOWNERS ASSOCIATION
2024 Annual Member Meeting

Tuesday, May 7, 2024 – 6:00pm-8:00pm
Monument View Bible Church 1173 17 ½ Rd. Fruita, CO 81521

AGENDA

Call to Order-Establish a quorum

Welcome & Introductions

Approval of Previous Minutes

Year in Review

2024 Budget Ratification

Vote for Board Members

Member Comments and Suggestions

Adjourn

PLEASE BRING THESE HANDOUTS TO THE ANNUAL MEETING

Orchard Valley HOA

HAPPY SPRING!

Warmer and longer days are ahead!

Our annual meeting will be held **May 7th at 6pm** at the **Monument Bible Church**. We look forward to your attendance. Please remember to be a patient and courteous neighbor. We do not all have to share the same opinions but can treat each other with kindness!

If you would like to receive text notifications please reach out to us so we can get you a permission form. We hope everyone has a fun and safe spring!

We are glad you're here. - Orchard Valley HOA Board

REMINDERS



Annual meeting will be held **May 7th** at 6pm at **Monument Bible Church**. Meeting packet included in this mailing.

Trash cans must be placed behind fence within 24 hours of trash/recycling pick up. Cans are to be placed in the gutter and 3ft apart as per Waste Management.



If your property borders 17 1/4 Rd (Mesa) or 17 1/2 Rd (Maple), you are responsible to keep weeds on the road side maintained and remove dead weeds from spraying.

Reminder to be respectful of neighbors by managing barking dogs and cleaning up after pets. If you have complaints refer to the barking dog form on our website.



Clearnetworks installed fiber optic cable in our neighborhood early this year. If issues occur with your yard or there is sprinkler damage, please contact them directly. (970) 240-6600 or email info@clearnetworkx.com. Flags in lawns may be removed from the locates.

Contact us:

OrchardValleyHOAFruita@gmail.com
PO Box 561
Fruita, CO 81521

Please remember to try and work through issues with neighbors in a civil way. If you are unable to do so, please visit the website for a community complaint form.

PROPERTIES ARE TO BE MAINTAINED FREE OF WEEDS



Cut all weeds that are 12 inches in height or higher to the ground and remove them for your property.



Remove all weeds on your property starting at the curb of the sidewalk/street.



If your property is in junction with an alley way, please clear weeds starting at the center point of the alley.

Visit bit.ly/fruitaweednotice



Annual Fees are due by 5/31/2024

Checks can be made to Orchard Valley HOA and mailed to PO Box 561 Fruita, CO 81521

Online payments can be made at OrchardValleyHOA.com with a fee attached.

Please reach out if you need to set up a payment plan.