

The Meadows at Melody Ranch

Homeowner's Association

Annual Meeting – Community Bible Church

Thursday, March 1st, 2012, 7:00 pm

Meeting Minutes

1. Attendance

Bob Hammond
Karen Van Norman
Linda Goralski
Diane Mahin

Nancy Hoffman
Michael & Claudia Schrotz
Becky Murphy
Kathe Coelho

Rich Bloom
Echo Miller
Kathy Wipfler

Represented by Proxy:

Lance & Christine Windey
Thomas & Glenda McNichols
Chad & Lisa Driewer
Chelcie Jonke
John & Christine Turner
Florence Phillips
Mike & Valerie May
Mira Lee
Sierra & Greg Fulton
Paul Hansen & Kay Stratman
Concord Capital Management, LLC (Lots 88 & 200)

Wayne & Tanya Pedersen
Jack & Barbara Moser
Kristin Vito
Lauren & Brad Clifton
Patricia Hendricks
Vandy Walker
C. Lee Harris
Joe & Janet Kravetsky
Nancy Martino
Brett Kroger

Chris Roberts
Carol Viau
Jim & Lisa Gute
William Bradley, Jr.
Joe & Ginny Shaw
Patricia Hendricks
David & Dawn Hazen
Andy Salter & Michele Gammer
Linda Swope & Linda Marquis
Thomas & Alecia Davis (Lots 35 & 36)
David & Nancy Dunlap (Lots 183 & 189)

2. Determination of Quorum

With 46 out of 306 represented either in person or by proxy it was determined there was a quorum.

3. Approval of March 1st, 2011 Minutes

Karen Van Norman moves to approve the 2011 Annual Meeting Minutes.

Linda Goralski second.

All in favor

4. Financial Report

Discussions and Explanations on the 2011 Financials and the Proposed Budget

Kathe Coelho moves to approve the 2012 Budget.

Michael Schrotz second.

All in favor.

5. HOA 2011 Projects

- a) Chip sealed roadways
- b) Repainted speed bumps
- c) Painted Fire hydrants
- d) Pond work
- e) Painted storage area fence
- f) Mailbox installation
- g) Call function on Balsam Ln lift pump
- g) Open space maintenance
- h) Continued to work with County on County Neighborhood Park
- i) Continued to work with County about fixing up the pathways
- j) Continue with transition and formation of an ISD

6. HOA 2012 Projects

- a) Complete transition and formation of an ISD
- b) Continue to work with County on Munger View Neighborhood Park
Advocate for playground equipment ASAP.
Complete shared use and shared cost agreement with the County.
- c) Discuss process to evaluate both homeowner's interest in retaining the old sales office as a community building – and the physical status of the building itself.
- d) Ongoing pond work
- e) Rebuild one of four utility box perimeter fences
- f) Identify and carry out proper solution for ongoing Balsam Lane sewer lift station clogging.
- g) Modest landscaping in coordination with County Parks and Recreation near Munger View Park (corner of Balsam and Kestrel) of HOA retained open space parcel.
- h) Culinary water leak testing verification and likely fixes with individual owners.

7. Election of Officer

The following Board members have been voted in by ballot:

Bob Hammond
Andy Salter
Nancy Hoffman
Kristine O'Brien

8. Questions and Answers

Karen Van Norman:

Karen is concerned about the pond behind her house on Fallen Leaf Ln. Karen believes the pond is too deep. Rich Bloom suggested Karen form a pond committee to look into the pond and present a possible solution to the board.

Karen would like the Board to remind homeowners the pathways in Melody Ranch allow public access and use.

Rich Bloom:

Rich Bloom on behalf of the board would entertain any residents wanting to revisit the Chickadee Circle Park and a neighborhood proposal for some modest playground equipment there.

The Board thanked all of the homeowners who give generously of their time to help our HOA function the way it does! Specially:

Architectural Review Committee: Jennifer Henninger, Matthew Bart, Jane Carhart, Bob Hammond and David Kaufman

Landscape Review Committee: Lisa Daily, Linda Swope and JR Berezay

9. Adjournment - Meeting was adjourned at 8:20

DRAFT