

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, April 24, 2007
Minutes**

- 1) Call to Order by David Quinn 4:40pm
- 2) Attendees
David Quinn
Brett Kroger
Wes Flanagan
Lauri Harris
- 3) Homeowners' Time
 - a.) Jennifer Henninger- asking to remove trailer fine. Brett made motion to remove fine, Wes seconded, all in favor. The Board wanted it noted in the letter that since the boat is used as a business vehicle it should be taken elsewhere for cleaning since and perhaps storage. Businesses are not allowed to operate in Melody Ranch. Frequent cleaning and having boat in driveway is not permitted for business vehicles.
 - b.) Alex Maher – information/ harassment regarding Renee Glick. Informational.
 - c.) Renee Glick – Called to complain again about Maher dogs barking in the middle of the night. She called TC Sheriff at 1:45am and the office 8:00 a.m. See memos. The Board voted to get legal advice and have a letter sent to Renee from lawyer's office.
 - d.) John Mann – Gravel driveway letter. The Board thanks him for the correspondence.
 - e.) Patrick McFarlin – Landscaping Letter. The Board thanks him for the correspondence.
 - f.) Shelley Simonton – White doors and inquiry regarding open space near RU1-F9. Inform Shelley that when Evans comes in to remove dirt piles, grade, and pave MC Lane in July, this area will be finished.
 - g.) Kristin Vito – Garbage Can fine removal. Board voted to waive fine.
- 4) Correction, approval, or disposition of minutes of previous meeting – March 27, 2007. Brett voted to approve minutes with corrections, Wes seconded, all approved. Minutes will be emailed to board after corrections.
 - a.) The Board determined that further discussion is necessary regarding doing a test burn. The Board again discussed the burning topic. Brett made motion to table the issue in light of new investigation findings, David Q seconded, all in favor.
- 5) Correction, approval, or disposition of annual meeting minutes – March 12, 2007. Brett voted to approve, Wes seconded, all approved.
- 6) Reports of Officers
 - a) Secretary Treasurer
 - i) Financial Review – March 2007 – N/A on April 20, 2007. Faxed to board April 25.
 - iii) Aging Report – as of April 20, 2007.
- 7) Reports of Board & Standing Committees - None
- 8) Reports of Special Committee – None
- 9) Old Business –

- a.) Craig Kirkpatrick purchased his lot in Sept 1999. TCHA require CO to be obtained within (3) years of purchase. Brett mentioned that the TCHA should enforce. Craig's house looks good on the outside.
- b.) Building Permit – This item is on the ARC checklist and in the Design Guidelines and will be enforced.
- c.) List of Old Construction Sites for review.
- d.) Melody Ranch Drive, Palomino, Chickadee and all Residential Unit 2 roads are on Evans schedule for end of July, early August Chip Seal. Last chip seal was done in summer 2004 on Sandy Creek Lane, Fallen Leaf, and old sections of Balsam and Melody Creek lanes. Board voted that as soon as we get the quote then they will decide exactly which roads should be chip sealed.

10) New Business –

- a.) Rafter J Homeowners Association dog, trash, watering regulations, etc.

11) Announcements –None

12) Adjournment 5:20