

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, April 19, 2011, 5:00 pm
MINUTES

CALL TO ORDER: 5:05

Board Members Present:	GTPM:
Rich Bloom	Cynthia Wiley
Brett Kroger	Rob Bacani
David Quinn	Tina Korpi
David Kaufman	

- 1) Homeowners & Guest Time –
 - a) Request for a speed bump near lot 165 (Balsam)
The Board is not willing to install a speed bump near the existing speed bump and stop sign. The Board would like to have the county place the temporary radar sign near this location.
 - b) Request to screen the Balsam Ln lift Station/Generator
The board would like to screen the lift station in conjunction with the park being built. This will wait for another year.

- 2) Approval of March 15th, 2011 Minutes
Brett Kroger moves to approve the minutes. David Quinn seconded. All in Favor

Annual Meeting Minutes – Draft – Review

- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – March 2011
Rob reviewed the financials with the board. Balance Sheet is tabled.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
 - a) Salter Patio - 1240 Melody Creek Ln (Lot 107)
David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded, all in favor
 - b) Swink Awning - 4227 Melody Ranch Dr (Lot 2-92)
David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded, all in favor
 - c) Hoffman Door/Solar Tube - 4350 Fallen Leaf Ln (Lot 25)

David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded, all in favor

5) GTPM

6) Violations

i) Violation Log

The Board reviewed the violation log

7) Old Business

a) ISD

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

b) Post Office Boxes

David Kaufman moves to accept Westwood Curtis bid for the pull outs. Brett Kroger Second. All in favor. David Kaufman and Rich Bloom with stake the corners for Westwood Curtis.

c) Audit on HOA

Tabled until Transition

d) Transition Issues

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

e) Park

Tabled

f) Fences

David Quinn needs to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property.

Dave Larson needs to write a letter to Tim Dykema. If he doesn't sign the license agreement, the fence will come down. David Quinn will follow up with Dave Larson.

g) Water Engineering Services

Jorgensen is working on this.

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson and Sean O'Malley to proceed.

i) Water Rights

Rich Bloom suggested we send Paul Von Gontard a bill for \$5,000 for past water usage.

8) New Business

a) Wyoming Landscape Maintenance Contract

Brett Kroger moves to accept the 3 year contract. David Kaufman seconded. All in favor.

b) Evergreen Tree Care Contract

Brett Kroger moves to accept the proposal. David Kaufman seconded. All in favor.

9) Adjournment @ 6:33