

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, August 21, 2007
Minutes**

- 1) Call to Order (4:35pm) David Quinn
- 2) Attendees
 - Karen Van Norman
 - Brett Kroger
 - Jay Cunagin
 - David Quinn
 - Kurt Anselmi
 - Bob Hammond
 - David Kaufman
 - Lauri Harris
- 3) Homeowners' Time
 - a.) Karen Van Norman (in attendance) – Pond east of 4390 Fallen Leaf Lane. David Q explains that a solution could be to create a shallower pond then landscape around the edges. Karen asked if we could add fill then keep it shallower that way. Algae growth has been a problem this year. The Board voted to send maintenance crew out and get rid of the algae.
 - b.) Andrew Salter – He submitted a letter asking to waive trash can fine and permission to replace trees that have died. Brett makes motion to waive fine. Kurt made motion to allow planting trees. Both are approved with no opposition.
 - c.) Renee Glick – Correspondence regarding neighbor. The board decided to remind them that all homeowners are notified when not in compliance, if they are aware of the situation. Kurt has been notified that when he re-paints, he needs to be in compliance. Also, if they wish to remove him from the board, there is a procedure in the CC&Rs they can follow.
 - d.) Paul Cherrett –Letter regarding 730 Palomino house. The board agreed to communicate with the homeowner and require them to put in landscaping.
 - e.) Bob Hammond – request to evaluate RV parking lot for additional large spots. David K makes the motion to add 3 more spots. All approved. David Q abstaining.
 - f.) Bob Hammond – Request to remove \$25 fine. Brett makes motion to waive fine. David K seconds, all in favor. Bob Hammond abstaining.
 - g.) Tom Davis – Chickadee Circle smell. The Board agreed to send maintenance over and remove algae blooms.
 - h.) Phil Newcomb – request for homeowner contact information to have dumped items on his lot removed. The board agreed to send maintenance over and remove the brush and pallets since it was from Petra Simon construction.
- 4) Correction, approval, or disposition of minutes of previous meeting – July 17, 2007. David K makes motion to approve minutes, David Q seconds, all in favor.
- 5) Reports of Officers
 - a) Secretary Treasurer

- i) Financial Review – July 2007 – Brett makes motion to approve financials, David K seconded, all in favor.
 - iii) Aging Report – as of Aug 17, 2007
- 6) New Business – none
- 7) Reports of Board & Standing Committees – Transition committee update. Dave Kaufman.
What is legal as far as the tap fees for the Housing Trust? The tap fees are \$20,000 per lot for 15 lots. The Developer spent a lot of time and money getting the legal agreement and tap fee structure under way for water rights with the Housing Trust. The Board voted to get legal opinion on tap fees from Dave Larson and Paul D'Amours for the next meeting.

a.) The Board wants to know how the CC & R's for the Housing Trust property are going to read and would like to review the CC & R's before they are approved and recorded. Write a letter to the Housing Trust.
- 8) Adjournment - Meeting adjourned at 6:30pm- Submitted by Lauri Harris