

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, August 18th 2009, 5:00 pm

Minutes

CALL TO ORDER @ 5:07

Board Members Present:

David Quinn

Rich Bloom

Bob Hammond

Others:

Robbi McCain – GTPM

Tina Korpi - GTPM

Cynthia Wiley – GTPM

Karen Van Norman – Homeowner

Marv Heilesen – Homeowner

Andrew Salter – Homeowner

Wyoming Landscaping (Rich, Paul, Damien)

1) Homeowners' Time –

a) Karen Van Norman – Non-Pond (Lot 27)

Karen wanted to know the status on the transition. The board informed Karen that the transition is still pending. The pond in question is due west of Fallen Leaf and Melody Creek. The non-pond has been an issue since 2007. The original installation of the pond and its ability at its current state to hold water is a concern. The original lining has failed and it has holes in it. Karen's concern is there is water being fed to the pond, but not holding the water. There is some ground water in the pond. Karen hopes before the transition is finalized, something would be taken into consideration to rectify the non-pond. The Board was going to check with Nelson to see if the ponds were included in the scope of work.

b) Holly Balogh – Removal of barb wire fence – RU2 – 33

Holly was concerned about the barb wire fence that crosses the creek. The barb wire is not on Melody's property, therefore there is nothing the Board can do. David Quinn noted it was not in the greatest shape and will bring it up with Mr. Von Gontard.

c) Meredith Landino – Speed Bump on Palomino

David Kaufman checked with the school bus department and they do not have a problem with the speed bump. The Board tabled the speed bump until spring.

d) Wyoming Landscape Company came to give an update on the irrigation system and the trees on the landscape easement. The Board needs to verify the property easements - if the HOA planted trees, then the HOA will maintain the trees. Wyoming Landscaping is more than happy to put a drip system on the trees in question, they just don't think the trees need it. Wyoming Landscape said it would cost \$300 - \$500 to put a drip system in. Wyoming Landscaping thinks Melody Ranch is over watering the grass on the open space. Another concern was the trees behind Montgomery's home. The trees may belong to the homeowners who planted the trees on the open space. The trees are not on a drip system, but they have plenty of water. The trees in question do have a disease. Bob Hammond is going to walk the property to decide if the trees belong to the HOA. Rich Bloom requested WLC to put topsoil and grass seed on the area of the broken irrigation pipe that was fixed. WLC will be spraying the thistle at the end of the week.

- 2) Approval of July 20th, 2009 Minutes
Page 2, item 6a, change last sentence. Rich Bloom approves the minutes with the correction. Dave Quinn seconded. All in favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – July 2009
Robbi reviewed the financials with the board. Has the Tax Return been signed and sent?
 - ii) Delinquent HOA Dues Report
Letters have been sent this month to homeowners that are 60 plus days late. Liens have also been filed by the HOA's lawyer. GTPM will check with Paul D'Amours to see if Melody can shut homeowner's water off if they are not paying on it.

- 4) Architectural Review Committee
 - a) Allison Stain – 816 Sycamore Dr (RU2 - 110)
 - b) Courser Fence – 825 Morgan Ln (RU2 – 120)
 - c) Courser Dormer – 825 Morgan Ln (RU2 – 120)

Bob Hammond (ARC) made a recommendation to approve the above request made to the ARC committee (Dormer siding cannot be T-111 material); David Quinn moves to approve; Rich Bloom seconded, all in favor.

- 5) Landscape Review
 - a) Perez – 4168 Melody Ranch Dr. (RU2-130)
The Board of Directors recommends the return of the deposit.
 - b) Salter – 1240 Melody Creek Ln. (Lot 102)
The Board of Directors recommends the return of the deposit.
 - c) Knapp – 4350 Balsam Ln. (Lot 178)
The Board of Directors does not recommend the return of the deposit.
 - d) McFarland – 4176 Mustang Dr. (RU2-107)
The Board of Directors does not recommend the return of the deposit.
 - e) Feuz – 4195 Balsam Ln (Lot 123)
The Board of Directors recommends the return of the deposit. (Move the boulders 2 ft back)
 - f) Anderson – Chickadee Circle (RU2-42)
The Board of Directors recommends the return of the deposit. (Removal of the wood pile)

- 6) GTPM
Joe got an estimate on boulders for the portion of the road on Balsam. The cost is \$50 per ton (need 18 rocks). The total estimate will be \$300 with GTPM installing the rocks. The Board approved. GTPM will also send letters to the homeowners asking them to stop parking on the grass. The HOA has had to replace numerous sprinkler heads along that section of the road.

Jackie Larson (4159 Melody Ranch) has rocks within 2 ft of the road that the development company put on her property. Does she need to move them back? The Board would like her to move them back and GTPM can assist if needed.

Joe contacted Weed & Pest. They do not sell the larvacide tablets anymore. They have sprayed a few times for mosquitoes though.

7) Violations

GTPM sent out 14 letters to homeowners that need their house stained.

8) Old Business

a) Post Office Boxes

38 homeowners responded to wanting mailboxes. Moving forward, the Board would like to see a group of homeowners to volunteer on a committee for placement of the mailboxes, cost of the pull outs etc. The Board would like to see the mailboxes go in next spring.

b) Pond Work

Rich Bloom was going to check with Nelson to see if the ponds were in the scope.

c) Townhomes

Andy Salter and Marv Heilesen (Melody Ranch Legal Committee) reviewed the CC&R's for the Townhomes and Melody Ranch. Discussion.

Items to be followed up on:

All correspondence between Melody and the Townhomes need to be gathered and sent to Marv and Andy.

David Quinn to follow up on:

What is the correct legal for the townhomes?

Are there two lots for the townhomes (14 & 3B)?

Documentation on one vote?

d) Audit on HOA Books

David Quinn met with George Thompson & David Larson. George Thompson is going to hire an independent auditor. David Quinn was not sure of the time frame.

e) Gate on Storage Area

The new gate has been built. David Quinn is waiting on hardware.

f) Nelson: Transition Issues

No update

g) Reclamation efforts of office area

David Quinn is still working on this. There is only a ½ day worth of work left.

h) Tap Fee Plus Interest

Paul D'Amours has sent the info to David Larson. The Board is waiting on David Larson.

i) Seherr-Thoss Gravel Pit

At this point the Board doesn't need to write a letter. Rich Bloom will follow up with the Board next month.

9) New Business

a) Rentals

County standards allow 6 unrelated individuals to live together in a house. There is nothing in the CC&R's. What is enforceable is the amount of cars in the driveway, how many pets, and noise level.

b) Water Engineering Services
Table

c) Wildlife Committee – Volunteers

We have two volunteers Holly Balogh and Alex Maher. The mission of the wildlife committee would be to help the Board on how to maintain and enhance the wildlife habitat on open space.

d) WLC - Mowing of Open Space

GTPM will follow up with WLC to see when the open space should be mowed and to start shutting down the open space sprinklers.

e) Snow Removal Bids

Need bids on staking, removal of stakes, sanding at school bus stops, plowing, and removal of snow. Also sanding on South Park Loop Road in front of the entrances. GTPM will gather the bids before the next meeting. The bid needs to cover the pathways and removing the snow from the pathway entrances.

10) Adjournment @ 8:00