

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, August 20, 2013, 4:30 pm

MINUTES

CALL TO ORDER: 4:34

Board Members Present:

Nancy Hoffman

Mark Heineken

Rich Bloom

Bob Hammond

Kristine O'Brien

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

DeNesha Anderson

GUEST:

Mindy Sturgis

Jim Hobson

Rob Dearing

James Donley

Jeff Corban

1) Homeowners & Guest Time –

Mindy Sturgis presented two ideas to the board. The first was to create a neighborhood directory listing people's names, and other information that they would want published. The board indicated to her that the protection of privacy was important to Melody Ranch's homeowners, and asked if she would be interested in creating a survey of some sort to see if there was interest in participating. She also wanted to present the idea of creating a "Little Free Library" – possibly at the old sales office where people can give old books and exchange them for other books that are left. It is a take a book/leave a book community concept www.littlefreelibrary.org

There were four homeowners that wanted to express their concerns about some of the wording in the rules and regulations. The majority of their apprehension revolved around the language about dogs. The board explained none of the rules or regulations were new and were from the covenants and design guidelines recorded on all of our properties going back some 15 years. The board agreed that Melody Ranch is a "dog friendly" neighborhood and expressed that the language in the rules was directly from the covenants. They expressed that the intent of the board and the rules and regulations was to have your dogs under control (through leash, voice control, electronic collar, etc.) and that the board, in no way is interested in putting a dog "down" but they would involve the authorities in an extreme instance.

The board expressed that we are not changing the enforcement or the rules in any way; the only change is the creation of the tier system with greater fines for more "serious" violations. GTPM will attempt to clarify these rules in the upcoming newsletter.

2) Approval of Tuesday, July 16, 2013 Minutes

Bob moved to approve the minutes. Nancy seconded the motion. All voted in favor.

3) ARC

a) Courser – 2-120 (825 Morgan Lane) Control Fence approval

The board agreed with the ARC recommendations and GTPM will send the fence letter for the homeowner's signature.

4) Report of Officer

a) Secretary Treasurer

i) Financial Review – July 2013

With July 1 as the date where the ISD is taking control over water, sewer and roads, there is some changes that will be made within the financial report.

With the new payment service fees increasing for homeowners, GTPM will explain in the newsletter as well as on the statements the payment options.

ii) Delinquent HOA Dues Report

The intermediary letter will be sent to two homeowners who have not responded in some time to collection attempts via certified mail.

5) GTPM

With the complaints made by several homeowners to GTPM regarding the recent scooter in the neighborhood, Tina has asked for direction from the board in handling the situation. Due to the noise that is emitted from the scooter, Kristine moved that the scooter be deemed as nuisance and the use of it be banned in the neighborhood. Nancy seconded to motion for discussion. Rich, Kristine and Mark voted in favor of the ban, Nancy and Bob opposed. The motion passed – Tina will call the parents and advise them of the board's decision.

A homeowner has asked for permission to fill in the irrigation ditch in his yard. The board agreed, since it is not in use and asked the homeowner be aware of the road visibility issues that may arise from the items he plants.

6) Violations - Violation Log

7) Old Business

a) Transition Issues

Bob moved to approve Rich to sign the transfer documents conveying the road lots to the ISD. Mark seconded the motion and all voted in favor.

The ISD will receive \$400,000 in reserves from the HOA to be split between the water, sewer and road transfers.

b) Fences

An easement between the developer and Tim Dykema is being finalized – his fence will be moved and he will receive his landscape deposit.

c) Water Engineering Services

Nothing new to discuss

d) South Park Loop Developer Mitigation Money Per Keith Gingery

Nothing new to report

e) Infrastructure Mapping

We are close to finishing this up

f) Water Usage

Nothing new to report

g) Ponds

Work will be done in the fall when the water levels go down

h) Park Committee

The survey has been distributed to homeowners and GTPM will share the results with Shannon Yarrow for her to evaluate.

i) Rules and Regulations Fine Tier Modifications

Bob moved to approve the rules and regulations fine tier modifications, Nancy seconded the motion. All voted in favor.

8) New Business

a) Munger View Park

Rich met with John Batson at the Munger View Park to have the property lines correctly found and permanently marked. It was discovered that there are four trees and two utility boxes that have been placed by the county on the Melody Ranch open space. The board agreed that the county can either move the trees, or they will belong to the HOA, however, the boxes will need to be moved. Rich will direct Paul to write a letter to the county, and Tina will call Parks director Steve Ashworth to let them know as well.

9) Adjournment 6:35

Next meeting will be held Tuesday, September 17, 2013 at 4:30