

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, August 18, 2015, 4:30 pm

MINUTES

CALL TO ORDER: 4:37

Board Members Present:

Todd Ellingson

Jonathan Robinson

Bo Miller

GTPM:

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time

None

2) Approval of Tuesday, July 21, 2015 Minutes

Todd moved to approve the minutes. Jonathan seconded the motion. All voted in favor.

3) DRC

Hostetler – Lot 1-154, 1353 Melody Creek Ln (New Construction)

The board reviewed the plans for this new home to be built. Jonathan moved to approve. Bo seconded the motion. All voted in favor.

Jarvie – Lot 1-128, 4385 Kestrel Ln (Control Fence)

The board reviewed the plans for this control “puppy” fence. Jonathan moved to approve the fence. Todd seconded the motion. All voted in favor.

Romaine – Lot 1-167, 4290 Balsam Ln (Gas Fireplace Addition)

The board reviewed the plans to build a small bump out on the house to add a gas fireplace. Bo moved to approve the plans. Todd seconded the motion. All voted in favor.

Wallace – Lot 2-008, 4395 Melody Ranch Dr (Garage Addition)

The board reviewed the plans to build a third bay on this garage. They recognize the questions asked by the DRC related to the length of the back garage wall. After discussion, they agreed that the small bump out and addition of windows in the garage was sufficient to create an architectural break. Todd moved to approve the addition. Jonathan seconded the motion. All voted in favor.

** Following the meeting a color change request was submitted by Toye Bailey at 1216 Melody Creek Lane. The DRC reviewed the color choices and recommended approval to the board. Jonathan moved to approve the colors. Flo seconded the motion and all board members emailed their votes in favor of approval.

4) LRC

Lamppa – Lot 1-011, 4345 Fallen Leaf Ln

Elliott – Lot 1-078, 4155 Sandy Creek Ln

The LRC recommended the return of the landscape deposits for both of these new homes. Jonathan moved to approve the return of the deposits for both homeowners. Bo seconded the motion. All voted in favor.

** Following the meeting, homeowner Lisa Ryan volunteered to join the LRC. Jonathan moved to approve her position. Flo seconded it. Flo, Todd and Jonathan voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Demerie reviewed the delinquent list. The board discussed the need to add a flat fee for any account over 60-days late. GTPM will work with the HOA attorney to draft a resolution. Multiple attempts have been made to collect delinquent dues for lot 1-047 – the last payment received was in November. Jonathan moved to file a lien, Bo seconded the motion. All voted in favor.

ii) Financial Review – July 2015

Reviewed the July financials, explaining that we have not received an invoice from the landscapers yet so the numbers are not entirely reflective of expenditures. It is too early to know if the budget will come in over or under for the year. Todd moved to approve the financials. Bo seconded the motion. All voted in favor.

6) GTPM

The pond levels are low and are looking pretty rough. GTPM will check with Biota on the progress of their pond assessments.

The cattails were not removed in the spring because of the weather and there were birds nesting within them. We will look at removing them by hand in the fall or burning them in the spring when there is some snow on the ground.

7) Violations - Violation Log

There was one fine assessed this month for a truck camp topper that was in the driveway. There have been no major problems with this homeowner in the past and they had called and stated they got the 1st, 2nd and fine letters all at the same time. All board members present agreed to waive the fine this time.

8) Old Business

a) Sales Office Options

GTPM will work on the extension for the current use of the sales office. Tina will check with Joe Kravetsky about options to move the building.

9) New Business

a) Tree Removal Proposals

- Hee: 1262 Melody Creek Ln

Mr. Hee has requested to move 8 trees from the open space on the berm behind his house. He proposes to move 5 trees to line the west side of his property, and the other three trees further along the berm in open space. He did not submit his fee. The board will request the fee of \$300 per tree for a total of \$2,400. If he moves the tree to his own property or just removes them

entirely, the HOA will retain the funds. If he moves them but they remain on open space, he will receive a refund for those trees. GTPM will draft a letter explaining this and send it to the board for their approval via email.

** Following the meeting, Carl brought in a check for \$3,000 as a tree deposit. Jonathan “moved to approve Carl’s tree proposal plan to transplant or remove 10 or more trees from the open space area adjacent to his lot. If he transplants any trees within the HOA open space, the \$300 fee per tree will be reimbursed to him upon completion of the reclamation of the open space. He is responsible for all costs associated with the removal and transplanting of the trees. He must also reclaim the land and fix any irrigation as necessary.” Alan seconded the motion, and all board members voted to approve.

- Roop/Spencer: 1240 Melody Creek Ln
Mrs. Roop requested to move one tree for the sake of their view of the Grand Teton and submitted her \$300 fee. Jonathan moved to approve their request. Bo seconded the motion. All voted in favor.

b) Melody Ranch Website

The current website is outdated and has been having some issues with error messages. GTPM obtained two bids to redo the website. Todd moved to approve the proposal from the current web designer, Mary Lynn with 9 Cloud Web Works. Bo seconded the motion. All voted in favor.

** Following the meeting, we received the contract from 9 Cloud Web Works with an additional option to purchase a monthly \$19.95 maintenance/backup/upgrade. Jonathan voted to approve the contract as written with the additional monthly fee. Bo and Todd agreed.

10) Adjournment 5:53