

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Tuesday, December 15th, 2009, 5:00 pm
MINUTES

CALL TO ORDER: 5:03

Board Members Present:	GTPM:
David Kaufman	Robbi McCain
Rich Bloom	Cynthia Wiley
Brett Kroger	
David Quinn	

- 1) Homeowners' Time –
 - a) Matt Turner: The berm behind his home needs the thistles sprayed this coming summer. He said there is a landscape easement that he was told he can't spray. GTPM will follow up with this.
- 2) Approval of November 17th, 2009 Minutes
Brett Kroger moves to approve the minutes. Rich Bloom seconded. All in favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – November 2009
Robbi reviewed the financials with the board.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
 - a) Phillips Privacy Fence (4335 Balsam Ln – Lot 177)
 - b) Kravetsky House Plans (1262 Melody Creek Ln - Lot 207)

David Kaufman (ARC) made a recommendation to approve the Phillips privacy fence and the Kravetsky house plans (the house must sit 40 ft from the edge of the road) made to the ARC committee; Rich Bloom moves to approve; Brett Kroger seconded, all in favor.

- 5) GTPM
 - a) Flat Creek Freezing
Joe met with Sean O'Malley and Rich Oaks. Sean wasn't too worried about the Creek freezing. The issue sits on Paul Von Gontard's land. The HOA doesn't have right of entry onto Paul's land. Brett Kroger questioned whether or not this is Melody's problem? Joe is going to have Rich Oaks contact Paul Von Gontard's about the issue. The HOA is being proactive, they are aware the problem exists, it could turn into a potential flooding situation and the board has had dialogue with the property owner to help mitigate.

6) Violations

There were no fines given in the month of November.

7) Old Business

a) Website Layout

The Board would like to see the website done by March. They would like to see a communication tab included on the new website for all formal letters.

b) Developer – Boulders (2 Ft Rule)

The policy has been passed. The following is the new policy: Boulders/trees/shrubs/etc are advised to be 2 feet from the roadway pavement. This is for safety reasons for plowing, snow blowing, driving, school bus turning and other. Any damage to vehicles, HOA maintenance equipment, or hired contractor's equipment may be the responsibility of the homeowner. The policy will be published in the newsletter.

c) ISD

Paul D'Amours is working on this.

d) Post Office Boxes

Work is still in progress.

e) Townhomes

Waiting to hear from the legal committee.

f) Audit on HOA Books

Paul D'Amours was going to contact Dave Larson.

g) Gate - Storage Area

Bob Hammond still needs to get the punch list to David Quinn. David Quinn will bring in a piece of barn wood to replace the broken board.

h) Nelson: Transition Issues

David Kaufman reminded David Quinn that the HOA would like the third well study done.

i) Reclamation efforts of office area

There's a pile of debris that needs to be picked up. David Quinn will finish up in the spring.

j) Tap Fee Plus Interest

Waiting to hear back from Dave Larson

k) Landscape Easement

GTPM will run the landscape easement by Paul D'Amours.

o) Park

Paul D'Amours has written the letter. Paul is waiting for Dave Larson to look at the letter. The BOD would like to see the letter delivered to the commissioners before Christmas. David Quinn will follow up with Dave Larson and GTPM will follow up with Paul D'Amours.

p) Fences

GTPM will check with Paul D'Amours about adverse possession in Wyoming. The following homeowners have fences sitting on open space: Dykema (Lot 63) and Lever (Lot 44). The following homeowners are maintaining the open space: Lewis (Lot143) and Clark (Lot 115).

8) New Business

a) Tree Bid – Evergreen Tree Care

Brett Kroger see's a bigger benefit having Jim check each tree to see if there is any irrigation. The total cost this year would be \$15,685.45. This is a drop of \$8,000. The BOD will look at it again once they review the budget.

b) Charges from Macy's

Macy's cleaned out the valve boxes. David Kaufman questioned whether or not this should be a developers cost since the developer still owns the system? The other Board members said no.

c) Rich Greenwood Maps

Bob Hammond is going to color code a map for summer and winter scopes. Rich Greenwood will update the current map that we've been looking at. Rich Greenwood will then print a 24 x 36 map, a pdf to put on the website and a printable map (11x17) for day to day use.

9) Adjournment @ 7:05