

*The Meadows at Melody Ranch*  
*Homeowner's Association*  
Board of Director's Meeting  
Tuesday, December 21<sup>st</sup>, 2010, 5:00 pm  
**MINUTES**

CALL TO ORDER: 5:07

Board Members Present:	GTPM:
Bob Hammond	Cynthia Wiley
David Kaufman	Rob Bacani
David Quinn	
Brett Kroger	
Rich Bloom	

- 1) Homeowners & Guest Time –
  - a) Caleb Lyon's – Requesting a Storage Spot  
Caleb would like a storage spot. The Board agreed to allow Caleb to have a storage spot, but he will need to increase their monthly payment to \$160.
- 2) Approval of November 16<sup>th</sup>, 2010 Minutes  
Brett Kroger moves to approve the minutes. Bob Hammond seconded. Rich Bloom Abstains.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – November 2010  
The Board reviewed the income statement. The balance sheet is still not accurate, but GTPM is working with the accountants.
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list. The Board would like Tom Knauss to make a payment or the lien will be filed. The Board would like GTPM to give Laurie Bush a call.
    - iii) 2011 Proposed Budget  
The Board reviewed the 2011 proposed budget. GTPM will make the necessary changes and email it out to the Board.
- 4) Architectural Review Committee
  - a) Landino Zip Line – 670 Palomino – (RU2 – 84)  
The Architectural Review Committee approves of the zip line with conditional approval.  
Part of the zip line crosses the utility easement. If there were to be any need for equipment to operate there, any portions of the zip line that needed to be moved would have to be done by the homeowner. It can be used for play, but not for other purposes.  
  
Brett Kroger moves to waive the \$75 fine. Rich Bloom seconded.
  - b) Wheeler Dormer - 1179 Melody Creek Ln (Lot 49)  
The Architectural Review Committee approves of the dormer.
- 5) Landscape Review Committee
  - a) Meredith Landino – 670 Palomino - RU2 – 84  
The Board of Directors approves the return of the deposit.

6) GTPM

a) Insurance Bids

Tina Korpi with GTPM stated the following in an email: The policy has been updated with the correct number of lots. About 12 companies were asked to submit a bid and all but Zurich declined. The premium is within one dollar of the premium last year and covers all foreseeable liability. The current policy expires on 12-31-10.

Rich Bloom requested a copy of the D&O Policy. Rich would also like to see proof of insurance from the county on the pathways.

7) Violations

i) Violation Log

The Board reviewed the violation log.

8) Old Business

a) ISD

Tabled

b) Post Office Boxes

Rich Bloom is working with Senator Enzi and the box fee. The board liked drawing number 6. The pullout and the boxes are on HOA's property. The board would like Darin Martens to mock up number 6 and then send it over to Steve Ashworth. The Board would like to do a mailbox open house in late January, early February.

c) Audit on HOA Books

Tabled until Transition

d) Transition Issues

- Third culinary well need study delivered and our peer review following. **Developer issue.**
- Relocating the sewer line that is in violation of health laws with its proximity to our culinary well. **Developer issue.**
- The well casing of the abandoned well in the open space east of Melody Ranch Drive should be properly sealed to reduce chances of contamination. **Developer issue.**
- Getting the backup generator in place (looks like it arrived on-site yesterday), operating and the area reclaimed. **Developer issue.**
- Getting the open space environmental review completed – and having the HOA board review any adverse findings. **HOA issue – in process.**
- The Developer providing an updated and accurate set of as-built plans for the infrastructure. **Developer issue – HOA delivered circled “problem areas” from Nelson to developer.**
- Audit of the HOA books. **Developer issue.**
- Finalizing the recording of the water line easement across the agricultural open space. **Developer issue.**
- The Developer providing proof of adjudication for all surface and ground water rights prior to turnover of the assets. **Developer issue.**
- The Developer providing more complete records of the infrastructure as noted in the Records and Documentation section of this report. **See Nelson report. Developer issue.**

e) Park

Steve Ashworth will deliver a plan to the Board to review before it goes to the Park & Rec Board in January. The infrastructure for a bathroom will be in place, but there will be port potties for a few years. Steve Ashworth believes they can incorporate a sledding hill in the park plan.

- f) Fences  
David Kaufman spoke to Jim Lever on the phone. Jim agreed to sign the license agreement and hand deliver it to GTPM. GTPM never received it. The Board asked for Dave Kaufman to call Jim Lever and give him until January 5<sup>th</sup>, otherwise the Board is going to cut down the fence. Brett Kroger suggested fining both homeowners until the fences come down or sign the license agreement.

Dave Larson is going to write a letter to Tim Dykema.

- g) Water Engineering Services  
Tabled until Transition

- h) South Park Loop Developer Mitigation Money Per Keith Gingery  
Sean O'Malley is actively pursuing this. He needs to develop his 5 and 10 year capitol list. The bridges are still going in. Sean O'Malley figured out the cost of each section and delivered it to Dave Larson several weeks ago. It is now in Dave Larson's court.

- i) Respond to the County pulling the \$40,000 in promised funding to repair defects in the accepted pathways.  
Rich Bloom brought it up with Steve Foster, Hank Phibbs, and Paul Vogelheim.

- j) Ponds  
Tabled until February 2011

- k) Water Rights  
Francesca Paolucci-Rice & Dave Larson had to cancel. They are hoping to reschedule for January's meeting. GTPM will call Rafter J to let them know the water rights' meeting was cancelled. The Board will get back to Rafter J next month.

9) New Business

- a) Water Sample Report – Add to the website?  
The Board would not like to see the monthly report on the website, just the annual report.
- b) 3 Year Contract with GTPM  
Tina Korpi agreed to enter into a 3 year contract at the same fee. The Board agreed as long as they have an exit clause. The exit clause would cover a performance issue or if both parties mutually agree.
- c) Gifts for Volunteers  
The Board would like to purchase gift baskets for the 6 homeowners who volunteer throughout the year on the ARC and Landscape Committees. The Board set a price of \$50.

10) Adjournment @ 6:49