

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 16, 2014, 4:30 pm

MINUTES

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Alan Nevius

Bob Hammond

Bo Miller

Kristine O'Brien

GTPM:

Demerie Northrop

Tina Korpi

GUESTS:

Todd Ellingson

Nick Orsillo, Wyoming Landscape

Demean Tollefson, Wyoming Landscape

JP Huser, Mountain Town Maintenance (by phone)

1) Homeowners & Guest Time –

The board visited with Wyoming Landscape about working on the 2015 budget in regard to the weed spraying in Melody Ranch. Last summer, they sprayed for noxious weeds two times and sprayed dandelions one time. While the noxious weed list continues to grow, WLC agreed to continue doing two noxious weed applications and see how the common area responds to the decreased applications. One thing to remind homeowners about is that there is greater success when the noxious weeds are sprayed later in the summer.

JP discussed the maintenance of the 7 ponds in Melody Ranch. He has stopped treating pond #5 as the water level fluctuates too much throughout the season. He has effective control of the ponds currently and would caution the board that sometimes in cutting back too many treatments they may have a greater expense and more problems in the long run. He will reduce the treatments at the end of the summer and reduce the cost of the chemicals. He will send a bid before the next board meeting.

Todd Ellingson addressed the board with his interest in joining the board of directors as a replacement for Rich Bloom. He highlighted his vast experience with other HOA boards and his involvement within the community. He also discussed a few ideas he has for Melody Ranch by adding a few summer amenities. He is happy to sit on the Melody Ranch HOA board in the treasurer position

The board also received a letter of interest from Jonathan Robinson. The board would like to have Jonathan run for a full term at the annual meeting, as he has a lot of skills and background that would be beneficial to the HOA. GTPM will inquire with him and see if he would be willing to do that.

*In an email, Mr. Robinson stated he would be open to that option.

2) Executive Session to discuss replacement candidates

3) Decision regarding available board seat and election of officers

Kristine moved to appoint Todd Ellingson to fill Rich's position. Alan seconded the motion. All voted in favor, Rich abstained from the vote.

Kristine moved to appoint Bob Hammond the President of the board. Bob seconded the motion. All voted in favor with Rich abstaining from the vote.

Bob moved to keep the treasurer and secretary positions combined. Kristine seconded the motion. All voted in favor with Rich abstaining from the vote.

Kristine moved to elect Todd Ellingson as the treasurer/secretary. Alan seconded the motion. All voted in favor with Rich abstaining from the vote.

Alan Nevius will remain in the vice president position.

4) Approval of Tuesday, November 18, 2014 Minutes

Bob moved to approve the minutes from the last meeting. Alan seconded the motion. All voted in favor with Kristine abstaining from the vote.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Nothing new or outstanding to report this month

ii) Financial Review – November 2014

GTPM will check into the LVE bills for the past year as that exceeded the budgeted amount.

6) GTPM

Nothing was discussed

7) Violations - Violation Log

Nothing was discussed

8) Old Business

a) Finalize 2015 Budget

We will enter the pond maintenance number to the budget once JP sends his bids. GTPM will put together several budget options for the board to review prior to the next meeting. One option will include an increase in DRC fees to offset the expense of having a paid architect on that committee.

9) New Business

a) Thank you gifts for committees

Kristine moved to purchase \$50 gift baskets for the volunteers on the different committees. Bob seconded the motion. All voted in favor.

b) Crawford Insurance Claim

Tina reminded the board about the springtime flooding issues as they related to the Crawford's on Melody Creek Lane. The Crawford's personal homeowners insurance paid for a majority of their damages and they submitted a small claim to the HOA's insurance to reimburse them for their

deductible and lost woodchips from their yard. The claims adjuster investigated the claim and interviewed all parties involved and determined the HOA was not liable for any of the damages, denying the Crawford's claim. The board requested GTPM to send a letter to the Crawford's reiterating the HOA's stance and lack of liability in the flood.

10) Adjournment 5:56