

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 15, 2015, 4:30 pm

MINUTES

CALL TO ORDER: 4:40

Board Members Present:

Todd Ellingson

Jonathan Robinson

Bo Miller

Flo Phillips

Alan Nevius

Guests:

Jason Snyder at Agrostis

GTPM:

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time

Jason addressed the board with regard to designing a sign and/or landscape treatment for the five entrances to Melody Ranch. The board discussed incorporating the Melody Ranch brand and Roman numerals marking the entry. They discussed having it visible from both sides, illuminating the sign, and possible materials to use.

2) Executive Session

The board entered an executive session at 5:11 and adjourned at 6:00

3) Approval of Tuesday, November 17, 2015 Minutes

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

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

GTPM will check with the attorney to see if the two requested liens were filed. GTPM will also check in with the people on the delinquent list prior to board meetings to have the most up to date information on their accounts.

ii) Financial Review – November 2015

Todd moved to approve the treasurer's report. Alan seconded the motion. All voted in favor

iii) 2016 Budget review

This will be reviewed in detail at the January board meeting.

5) GTPM

Someone who has a storage space has erected a shed/carport in their space to cover their boat. The person in the space next to that owner is concerned that the snow will slide onto their spot and block entry to his trailer. The board discussed this and agreed to let him keep his shed since the HOA has a

bully barn stored in the storage yard as well. However, he will need to be sure to keep the snow cleared and if it isn't done, it will be done on his behalf at his expense.

6) Violations - Violation Log

Several homeowners have small Bronc signs in their yards in support of their student athlete. The board is approving these to stay in the yards for the extent of the season.

The board only wants the violation log to be indicative of the violations seen directly by GTPM and may or may not have violations reported by neighbors listed on the log.

7) Old Business

a) Pond Assessment Review

Jonathan and Alan will work on a one-page informational piece to share with the homeowners at the annual meeting. This will be a summary of what needs to be done with regard to the ponds and the cost of it.

8) New Business

a) Entry to Melody Ranch Discussion

The board would like to have a larger sign at the entry to replace the old sign near the highway. Todd will talk to Paul vonGontard about the use of the logo and replacing the existing sign. The board would like to use the brand and Roman numerals at each of the entries. GTPM will talk to Bob Hammond about getting permission from the ISD to possibly place the signs in the road lots owned by the ISD.

b) Newsletter suggestion

A neighbor would like to see a "meet your neighbor" section included in the newsletter. The board extended this idea to include new owners in Melody Ranch. GTPM will inquire with new owners about whether they would like to share anything about themselves.

c) Gift Baskets

In an email exchange after the meeting Bo moved to purchase gift baskets for the five homeowners that volunteer on the Landscape and Architectural Review Committees at the cost of approximately \$50 each. Jonathan seconded the motion. All voted in favor.

9) Adjournment 6:54