

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Tuesday, February 15th, 2011, 5:00 pm
MINUTES

CALL TO ORDER: 5:35

Board Members Present:
Rich Bloom
Brett Kroger
David Quinn

GTPM:
Cynthia Wiley
Rob Bacani
Tina Korpi

Guest:
Lee Burbank

- 1) Homeowners & Guest Time –
 - a) Matthew Bart – Install Mechanical Gate at Storage
Mechanical gates are expensive and break frequently. The Board will not consider a mechanical gate at this time.
- 2) Approval of January 18th, 2011 Minutes
Rich Bloom moves to approve the minutes. Dave Quinn seconded. All in Favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – January 2011
The Board reviewed the income statement. The balance sheet numbers are correct, but Rich Bloom will work with GTPM on format.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list. The Board would like GTPM to call Robyn Lunsford and Kimberly Shindell.
- 4) Architectural Review Committee
 - a) Bloom Addition - 4390 Kestrel Ln (Lot 127)
Bob Hammond via email (ARC) made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded. Rich Bloom abstains.
- 5) GTPM
- 6) Violations
 - i) Violation Log
The Board reviewed the violation log.
- 7) Old Business
 - a) ISD
See Transition Issues.

b) Post Office Boxes

Rich Bloom would like to bid out the pullouts to two companies after the annual meeting. Rich's thought is to add boxes as needed. The HOA will purchase 2/3 of the boxes now and purchase more as needed. GTPM will follow up with Tammy, the Postmaster on the delivery process.

c) Audit on HOA Books

Tabled until Transition

d) Transition Issues

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

e) Park

Some of the Board members including David Quinn will be meeting on Thursday, February 17th with the Ben Ellis, Steve Foster and Steve Ashworth.

f) Fences

Jim Lever faxed the license agreement back. David Quinn and David Kaufman both need to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property.

Dave Larson needs to write a letter to Tim Dykema. If he doesn't sign the license agreement, the fence will come down. David Quinn will follow up with Dave Larson.

g) Water Engineering Services

The Board needs to sit down with Jorgensen to discuss record keeping. GTPM has already emailed Thomas to start discussing this.

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson and Sean O'Malley to proceed.

i) Ponds

Tabled until March 2011

j) Water Rights

The Board met with Dave Larson and Francesca Paolucci-Rice. Rich Bloom will engage with John Babson of Nelson Engineer to review Jorgensen's memo. Brett Kroger asked if Paul's old house is hooked up to Melody's water system. David Quinn stated that it is. David Quinn stated they have two wells and are putting in a third. Rich Bloom believes we should be compensated for the usage. David Quinn will talk to Dave Larson.

8) New Business

9) Adjournment @ 6:20