

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, February 21st, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:07

Board Members Present:

Rich Bloom

Bob Hammond

Nancy Hoffman

Andy Salter

GTPM:

Cynthia Wiley

Rob Bacani

Tina Korpi

Others:

David Quinn

Vandy Walker

Lee Burbank

1) Homeowners & Guest Time –

a) Vandy Walker - Waive Fine from Violation Notice

Vandy has requested the Board to remove the \$25.00 fine from the trailer that was parked in her driveway. The Board has agreed to waive the fine.

2) Approval of January 17th, 2011 Minutes

Andy Salter moves to approve the minutes. Nancy Hoffman seconded. All in favor.

3) Report of Officer

a) Secretary Treasurer

Financial Review – January 2012

Rob Bacani reviewed the financials with the board. Lee Burbank with Thompson & Palmer was at the meeting to answer any questions.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. GTPM will contact Dennis Holton, Nancy Collins and Margaret Aeckerle to all make a payment or a lien will be filed. Tina Korpi will contact Tom Knauss to get a payment and make a payment plan or the HOA will take him to small claims court.

i) 2012 Proposed Budget – Draft

The Board reviewed the proposed budget. Nancy Hoffman moves to approve the 2012 proposed budget. Andy Salter seconded. All in favor.

4) Architectural Review Committee

a) Salter Sculpture/Fountain – 1240 Melody Creek Ln (Lot 107)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Nancy Hoffman seconded, Andy Salter Abstains. All in favor.

5) GTPM

Homeowners still have lights on their houses and trees. It's really unsafe to have homeowners remove them by the February 15th deadline. The Board is fine for homeowners to have them up as long as they are not on still. When the thaw comes, homeowners must remove their lights in a timely manner.

6) Violations

i) Violation Log

The Board reviewed the violation log.

7) Old Business

a) ISD

We are waiting for the petitions to come in. We need 60% of the assessed value. GTPM did send a reminder email to the homeowners who haven't sent in their petitions yet. Sage Meadows has contacted a lawyer to learn more about joining the ISD. There seems to be no written agreement or easement for the water lines and fire hydrants.

b) Audit on HOA Books

The Board asked David Quinn to get us an estimate on 3 years of audit.

c) Transition Issues

No update. Rich would like to get an update for the annual meeting.

d) Park

Nancy Hoffman will contact Paul Perry to get a meeting put together.

e) Fences

Lever agreement: Dave Larson needs to look through his paperwork to find the agreement.

Dkyema agreement: The Board has the same stance as before – remove the fence or sign the license agreement.

f) Water Engineering Services

Tabled

g) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

h) Water Rights

Still gathering petitions from homeowners.

i) Irrigation Ditch (Behind lots 134, 160 & 159)

Tabled until spring 2012

j) Sewer Proposal

It's clear from Jim Gute & Larry Pardee Melody should put a grinder in upstream. Rich will engage Nelson Engineer.

8) New Business

a) Road Connectivity & Comp Plan

The Board signed the letter to the County Commissioners.

b) Speed Limit Contradiction

There are two different speed limits in the Design Guidelines (25 mph & 15 mph). Bob Hammond thought 15 mph is too slow. Most people go 18 – 20 mph. Rich feels we can leave the wording as is.

9) Adjournment @ 6:30