

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, February 19, 2013, 4:30 pm

MINUTES

CALL TO ORDER: 4:34

Board Members Present:

Nancy Hoffman

Kristine O'Brien

Rich Bloom

Andy Salter

Bob Hammond

GTPM:

Rob Bacani

Demerie Northrop

DeNesha Anderson

Guests:

Paul D'Amours

Florence Phillips

Jim Watson (by phone)

Jonathan Robertson

1) Homeowners & Guest Time –

Florence Phillips lives on lot 177 on Balsam. Speeding cars is an issue in her area. There are a lot of children in the neighborhood, but some individuals speed up to unsafe speeds once north of the solitary speed bump. She would like another speed bump to be placed a little further north of her home around lot 179 to slow them down. Board will take it under advisement and discuss it further at the next meeting as they cost approximately \$1,200 each.

Jim Watson is with PayneWest Insurance out of Billings, MT. He has 60 offices throughout the Northwest and has been in business for 35 years. He handles strictly commercial lines. He has found Cincinnati Insurance, an A+ company, to cover Melody entirely.

Property: There will be a \$1,000 deductible. He will cover the 3 buildings (2 pump houses and a community building) with a blanket and the equipment in the pump house will be included as building coverage not as business personal property since it is permanently attached. It will include mechanical and equipment breakdown.

Liability: The liability coverage is \$1 million per occurrence and \$2 million aggregate. All homeowner members will be additional insureds in addition to the HOA. Some coverage will be changed/dropped once the ISD transition is complete (water, sewers, roads). There is a separate charge for each pond as it is considered a hazard and an attractive nuisance. The ice rink liability rider is going to be handled by a secondary carrier who is a subsidiary of Cincinnati. The primary policy with Cincinnati will specifically exclude the ice rink.

D&O: There is no deductible on the Directors and Officers coverage (currently have a \$1,000 deductible).

Pricing: The premium is for the liability, property and D&O is \$6,279. The board discussed and will change carriers for liability, property and D&O as of April 1. We will terminate our current policies

concurrently to this date. Until then the rink is covered under the current liability policy. We will not add the ice rink rider at this time due to cost and discuss our path forward in the early fall.

Paul D'Amours who represents the HOA as legal council gave an update on transition items.

- The numerous easements concerning the water and sewer are virtually all finalized. The bill of sale and the assignment of easements are about ready to go. Much of this legal work has been done by the developer with review by our attorney.
- Fence Encroachments – the developer is ready to proceed with litigation against the two homeowners.
- The resolution of a small list of other items has been agreed to by both the HOA and developer including several inoperable water street valves, retained developer rights and responsibility of suspected leaks for some homes on the owner side of the water delivery system.

Jonathan Robertson is a new homeowner in Melody and submitted his plans to the ARC to build a new home on Lot 200. Bob Hammond noticed a large portion of the roof pitch was 4:12 rather than the required 6:12 (which would raise the roof line above the 28'). Mr. Robertson agreed to revisit the plans with his architect and have him take a look at what can be done. The revised plans can be sent electronically and the ARC can make a decision via email.

2) Approval of January 15, 2013 Minutes

Nancy Hoffman moved to approve the minutes. The motion was seconded by Andy Salter. Bob Hammond abstained as he was absent at the last meeting. All others voted in favor.

3) Report of Officer

- a) Accounting Software is being transitioned in with GTPM and the new billing should be used for the March invoices. We will run parallel ledgers with the current system and the new system to make sure they are accurate. It will permit people to opt in and receive their invoices electronically and view their own ledgers. We will put information about this in the next newsletter. This system will cost the HOA \$50 per month, but the current expense to mail statements on a monthly basis is \$0.69 per homeowner so it will be a savings to the HOA.
- b) To be consistent with our CC&R's GTPM will begin putting on statements "Net 10" If payment is not received by the first of the following month then we will charge interest on all amounts in arrears at 1.50% per month (18% annual) rate. This is consistent with our previous policies. There was discussion about the need to add a \$20 late fee in the event that delinquent accounts needed more incentive to pay on time. The board decided not to add late fees at this time. GTPM will mention the net 10 and interest accruing after 25 days in the next newsletter and mention the board may consider late fees if needed in the future.
- c) DeNesha will resend the 2nd late payment letters out for several lots and in the future all 2nd letters will be sent certified, return receipt requested. A lien will be placed on lot 2-57.

4) Architectural Review Committee

- a) Lot 1-111 ~ Peter Brighton ~ 1243 Melody Creek Lane
The ARC approved this 4' high picket fence between garages. The board agreed.
- b) Lot 1-61 ~ Jon & Britt Baker ~ 1184 Melody Creek Lane

The ARC approved the building of their addition above the garage. The board agreed.

c) Lot 1-31 ~ Diana Welch ~ 4095 Balsam Lane

The ARC found the need for the plans to include an architectural break in this section, as the required 4' jog would not be there if they enclosed the porch to create a mud room as proposed. The Board agreed that the homeowner needs to request a variance or bring forth plans to create a break.

d) Lot 1-200 ~ Jonathan Robertson ~ 1286 Melody Creek Lane. See above notes under homeowner/guest time.

5) Violations - Violation Log

The grill issue has been resolved (if there is a grill on the front deck it is ok provided there is no back deck).

6) Old Business

a) Transition issues. See report from Paul D'Amours above.

b) Fences. See report from Paul D'Amours above.

c) Water Engineer Services – See report from Paul D'Amours above.

d) So. Park Loop Developer – See report from Paul D'Amours above.

e) Sewer – no new news

f) Infrastructure mapping – no new news

g) Water usage – no new news

h) Ponds – no new news

i) Park committee – no new news

7) New Business

a) Ice rink is to be officially closed for the season on March 31. GTPM to post signs, notify by email and in the March and April newsletters. It will be stored in the Melody Ranch bully barn – the ice rink committee will need volunteers to help take the rink down.

b) The tree landscaping contract is expiring this spring. The board would like to have Jim Stafford continue on – GTPM will contact him to get his current pricing.

c) The summer contract with WLC will expire at the end of the summer of 2013. The winter contract with WLC will expire at the end of this current season. Inquire with WLC in the summer about renewing the contract and perhaps lumping both season contracts together for a potential price break. The board would propose a 3 year contract with 2-one year extensions. We will also bid it out to other competitors.

d) We will need to have a discussion at the annual meeting about the use of the old sales office.

8) Adjournment at 6:42

Next meeting is scheduled for March 19 at 4:30