

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, February 17, 2015, 4:30 pm

MINUTES

CALL TO ORDER: 4:36

Board Members Present:

Todd Ellingson

Bo Miller

Alan Nevius

Bob Hammond

Kristine O'Brien

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

Carolyn Burke, by phone

1) Homeowners & Guest Time –

GTPM received a letter from Joe Kravetsky regarding the \$1,500 fine he received for the removal of a tree from the open space. Joe would like this fine to be waived as he does not believe the tree was replaced and he feels the expenses were inflated. Tina and Bob have offered to meet Joe on site to show him the tree that was replanted and explain the costs associated with the replacement of it.

2) DRC

a) Tillemans – Lot 2-038, 4281 Chickadee Circle (New Construction)

Carolyn Burke joined the meeting by phone to explain the position of the DRC to approve the requested variance and the approval of these plans. She explained that the owner requested a 24” variance and documented her request with a very detailed site plan. Her elevation will match the neighbor to the right and the finished floor will only require a single step up to it. This home will not appear to be towering over the elevations of the neighbors to either side and should have a minimal visual impact. Todd moved to approve the plans and variance. Alan seconded the motion. All voted in favor.

3) Approval of Tuesday, January 20, 2015 Minutes

Todd moved to approve the meeting minutes. Bo seconded the motion. All voted in favor with Kristine abstaining from the vote.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

GTPM sent another letter to the owner of lot 1-066. He has not responded to any attempts to collect the amount he owes on his account. Bob suggested the water that is owed from 2013 be transferred from the HOA accounts to the ISD for those homeowners rather than having the HOA receive them and pass them through to the ISD.

ii) Financial Review – January 2015

The board would like to see the culvert work that was done in the open space for the ski track be transferred to an “open space improvement” as a maintenance reserve line item rather than as ski track maintenance.

The ISD should not be paying for snow removal in the RV storage area. GTPM will check with Wyoming Landscape to get that amount invoiced separately. As a side note, we will need to have the entrance to the RV storage area graded in the spring. GTPM will get an estimate for that.

5) GTPM

Kristine had a few issues she wanted to discuss at this meeting:

~She would like to have board approval on major expenses. The concern is that the expenses in 2014 exceeded the budget in certain areas. Todd moved that any known request in excess of 10% of the annual budget be brought to the board by email beforehand to the extent possible. Bo seconded the motion. All voted in favor.

~Flood procedure. Bob and Tina will try to meet with Roger Seherr-Thoss in early spring to discuss the difficulties and impact of water flow from his land to Melody Ranch. They hope to open communication lines and work in cooperation with him. Every spring GTPM walks the ditches in Melody Ranch and clears the debris to help the flow of water.

~Annual Review of Property Manager.

The board will enter an executive session at the April board meeting to review the relationship with GTPM and evaluate the performance of the property manager.

6) Violations - Violation Log

Nothing to discuss on this item

7) Action Items

a) DRC Discussion

a. Architectural Break

The language submitted by Carolyn Burke is still ambiguous in defining what an “architectural break” is. More detail is needed. Todd moved to table this item until a clearer definition can be created. Bo seconded the motion. All voted in favor.

b. Increase in Fees

After discussion of the current review fees and the expense of the hired architect, Todd moved to create a new flat fee schedule of \$500 for new home plans and \$300 for additions and remodels. Kristine seconded the motion. All voted in favor.

b) Summer Landscaping Changes

a. Mowing Open Space

Based on the recommendations of Weed and Pest and Wyoming Landscape, Todd moved that Melody Ranch not conduct open space mowing this fall. They will evaluate the process again next year to see if there was any consequence or feedback to this action. Alan seconded the motion. All voted in favor.

b. Irrigation Frequency

Wyoming Landscape advised GTPM that the pump was working well, however it only operates in “manual mode” as the automatic switch is broken. They will submit the cost to repair this problem. This item will be tabled until the cost of repairs is determined.

c) Open Space Tree Requests

GTPM drafted language permitting the removal of trees from the open space by homeowners with the consent of the board. They would like to give homeowners 60 days to have the tree replaced and add fine language in the verbiage. The board would also request from the homeowner a site plan to accompany their request to include the number, type, size and value of the tree that they would like to remove. Kristine thinks only the trees along the perimeter of the neighborhood should be considered for this policy. The board will continue the discussion and work on this policy before circulating it to homeowners as an approved change.

8) Old Business

a) Pond and Ditch Review

GTPM reported that they spoke to Buck Buchenroth who has done the work on the ponds:

Pond #7 ... WLC needs to put more irrigation coverage so it reaches down the side slopes and do more weeding

Pond #5 ... to get a consistent water level the pond needs to be lined. The process is to dehydrate the pond, then scrape/remove 18" of soil, install a geo-tech membrane liner and refill with the 18" that was saved. Could cost between \$60,000 - \$80,000 and has to be done when water is at its lowest (fall)

To irrigate the ditch that runs from pond 7 to pond 8 it would be the same process but much less cost (excavate, line, fill) \$11,000 and can be done right away.

The board would like to visit with an expert to see if a liner will work. In addition, the board would like Buck and Nick from Wyoming Landscape to come in and review what needs to be done with the pond and get a quote on finishing the work.

b) Capital Reserve Study

This will be reviewed in more detail at a later date. Some of the items which were not captured on the capital reserve report include the ditches, head gates and old sales office. According to Paul Mueller who conducted the study "the sales office is not easily quantified for the extent of needed renovation. I saw only the inside and it is money wasted to renovate that building. The ditch maintenance should be funded through operating as it is a variable and not quantifiable for aging and therefore monies spent. The head gates are simple concrete and should not require replacement in the timeframe of the study."

c) Sales Office

The board would like to explore the options of what can be done with the old sales office and see if a committee can be formed to review this.

d) Summer Amenities Possibilities

GTPM will send a letter to the Park and Rec board about the use of the land at Melody Ranch. The playground was only the first phase. The board would like to know about the status of the remaining phases, what they entail, and a timeline related to that.

9) New Business

a) Interest to date in open board seats

GTPM is aware of three individuals interested in the two available board seats. More candidates may come forward at the annual meeting as well.

b) Ice Rink Location for next winter

Grading may be necessary for placement of the rink next winter. Once the snow is melted repairs

will be made to the liner and we can discuss better placement for next year so it doesn't interfere with the sledding hill.

c) Request for patio lights on Fallen Leaf

Todd moved that GTPM send the owner a letter asking her what her plans are for the lighting of her deck and that she is permitted to keep the red rope lights up for up to 60 days provided they are turned off by 10:00 pm each evening. Alan seconded the motion. All voted in favor.

10) Adjournment 6:40