

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday, January 17<sup>th</sup>, 2011, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:07

Board Members Present:

Rich Bloom

Bob Hammond

Nancy Hoffman

David Kaufman

Andy Salter

GTPM:

Cynthia Wiley

Rob Bacani

Others:

David Quinn

Tait Graham

1) Homeowners & Guest Time –

a) Tait Graham – Waive Fines from Violation Notices

Tait has requested the Board to remove the \$150.00 in fines or partial reduction from the truck topper that has been sitting in his back yard since October 2011. The Board has agreed to the following: The Graham's need to pay the outstanding balance of \$337.69 by January 31<sup>st</sup>, 2012. The topper needs to be removed from the ground no later than April 1<sup>st</sup>, 2012. At that time if the Graham's are in compliance the Board would consider reducing the fine to \$75.00.

2) Approval of December 20<sup>th</sup>, 2011 Minutes

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

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – November 2011

Rob Bacani reviewed the financials with the board. The Board approved the income statement and tabled the balance sheet. GTPM will meet with Lee at Thompson & Palmer to validate the balance sheet.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. GTPM will contact Nathan Bianchin by certified letter to collect past due payments.

ii) 2012 Proposed Budget – Draft

The Board reviewed the proposed budget. The Board will finalize the budget via email.

4) GTPM

5) Violations

i) Violation Log

The Board reviewed the violation log.

6) Old Business

a) ISD

We are waiting for the petitions to come in. We need 60% of the assessed value.

b) Audit on HOA Books

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

c) Transition Issues

Bob Hammond would like to have survey coordinates on everything (manholes, irrigation system, valves, curb stops, wells, etc.). Bob will come up with a scope of work to get bids and hope that the Developer will help pay for part of it since they didn't hand over any as-built.

d) Park

Bob Hammond will draft a letter to the County Commissioner as a follow up letter. GTPM will email Steve Foster to see if the County Commissioners discussed the letter from the HOA Board that was sent in December 2011.

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.

Parker agreement: The Parkers will be in this week to sign the 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

Tabled

7) New Business

8) Adjournment @ 6:44