

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, January 21, 4:30 pm

MINUTES

CALL TO ORDER: 4:34

Board Members Present:

Rich Bloom

Nancy Hoffman

Kristine O'Brien

Absent:

Mark Heineken

Bob Hammond

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –

Buck Buchenroth discussed his proposals for work to be done on the ponds in Melody Ranch. His proposal is to create value, aesthetics and usefulness to the existing ponds in Melody Ranch. He would like to re-grade the grounds around some pond areas to create undulation and movement using materials that are currently on site. He will create an environment that presents a more natural appearance and enhances the waterfowl habitat without an added maintenance expense. This is also far less expensive than replacing the failed liner (or in the case of one pond – no liner) and attempting to bring the pond to a higher elevation than the inherent ground water level. The board would like him to start his focus on pond number 6 & 7 as they are prominently placed in the subdivision and homeowners will see the benefits immediately.

2) Approval of Tuesday, December 17, 2013 Minutes

Nancy moved to approve the minutes. Kristine seconded the motion. All voted in favor.

3) ARC

a) Paris – Lot 184, 4380 Balsam Lane

- Kaufman: Approves overall and basic conceptual design
- Hammond: Does not feel design fits in with neighborhood
- Vito: Does not feel home fits character or neighborhood/street
- Smith: Doesn't meet DG, not compatible with existing homes, too modern

The board reviewed the thoughts and objections of the ARC. They would like to receive additional information and history before making a final decision. GTPM will provide this information to the board for additional review and discussion. There was additional discussion about hiring an independent architect to also review these plans as well as future plans going forward. Tina will inquire about credentials and fees. There were additional questions about the driveway being partially in the setback that need to be addressed.

*** After the meeting, Carolyn Burke of Sagebrush Architectural Services was hired to review the Paris' preliminary design plans. She noted several issues that were not in compliance with the design guidelines but recommended preliminary approval with concerns that need to be addressed prior to final approval. The board reviewed her recommendations and agreed via email in a vote of

4-1 to approve the preliminary designs. Bob reiterated his concerns that the house does not fit in with the surrounding houses and does not support approval of the plans. A letter will be written by Carolyn Burke and sent to the homeowner and Gilday Architects outlining the issues that will need to conform to the design guidelines before final approval is given.

b) Block – Lot 1-78, 4155 Sandy Creek Lane

2 of the 4 members weighed in on these preliminary plans approving them. The board would like to see a plot plan showing setbacks prior to signing off on a preliminary approval. Once these are received, GTPM will circulate them within the board for approval over email.

c) Lamppa – Lot 1-11, 4345 Fallen Leaf Lane

These plans are tabled until the Lamppa's provide the additional requested information.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

DeNesha has sent an "intent to file a lien" letter for the two delinquent lot dues for Sullivan Development. There has been no response. The board would like to encourage homeowners to make payments in an effort to not get further behind in their dues but appreciate the efforts made in paying what they can in good faith.

ii) Review Draft 2014 Budget

iii) Financial Review – December 2013

Nancy will draft a treasurer's narrative to include in the annual meeting packet. Rich will draft an annual message for the packet. Rob will make a few adjustments to include showing the amount that is owed for Jorgensen work as well as the \$240,000 that will be moved into the ISD account for water and sewer once that transfer is complete. He will also add the Capital Reserve Study as a line item under professional expenses in the amount of \$1,850. Need to increase the 2014 Pond Restoration budget amount to \$20,000.

Kristine O'Brien had to leave meeting at 5:30, there is no longer a quorum

GTPM will make these adjustments to the budget and circulate it via email to the entire board for approval since we did not have a quorum to vote at the meeting and the packets need to go out to owners by February 1.

*** After the meeting, a revised budget was circulated within the board and was approved with the changes in the pond restoration amount (increasing it from \$10,000 to \$20,000) and adding the line item of a capital reserve study in the amount of \$1,850.

5) GTPM

- a. There is a tree at the bottom of the sled hill that a homeowner expressed concern about. The board believes that it is not in the path of sledders and does not need to be removed at this time. We will review this in the spring when we move forward with extending the irrigation system to this area.
- b. A homeowner has requested the addition of a port-o-potty to be placed at the ice rink/sled hill. This is something the board will discuss again when there is a quorum.

- c. Someone has requested the use of the old sales office to serve as a warming hut for a winter party. There is no electricity, water, etc. at this time so it cannot be used for that purpose at this time. We need a committee to head up discussion and implementation for use of the cabin.

6) Violations - Violation Log

7) Old Business

- a) Transition Issues
- b) Fences
- c) Ponds
- d) Park Committee

8) New Business

- a) RFP Review for landscape services
GTPM will circulate the spreadsheet to the board for future discussion.

9) Adjournment 6:07