

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, July 24, 2008, 4:30pm
Minutes**

Call to Order – Bob Hammond called to order at 4:40pm

Attendees:

David Quinn

Brett Kroger

Bob Hammond

Jay Cunagin

Mary Kamstra

- 1) Homeowners' Time –
 - a) Mary McSorely- Letter regarding the fine staining her house. The Board approved the waiver of the fine although they spoke with her about the matter several time. A letter will be mailed to her stated the removal of her fine.
 - b) Julie McIntyre – Letter regarding watering common areas. The Board agreed that the watering needs to be adjusted. Jay Cunigan stated that many watering stations were involved. Discussion revolved around appropriate watering times and frequency. Midday was determined to be a bad time, not only for the homeowners as stated in the letter, but also for the grass itself. Question: When will the water schedule be cut down to once a day? Was this decided in the meeting?
 - c) Julie McIntyre – Letter part B. Jay Cunagin will report back the results at the next board meeting. The head gate on the water system needs to be repaired before water will flow in the Irrigation ditch near her house.

Discussion also of sprinkler heads fenced in by homeowners. Jay Cunagin to check if the sprinkler heads are indeed behind the fence. Brett thought no board member was around when the first house was built to establish common area boundaries. It was found that David Quinn has been at Melody Ranch since before the first house was built.

- 2) Correction, approval, or disposition of minutes of previous meeting – June 17, 2008.
- 3) Reports of Officers
 - a) Secretary Treasurer
 - i) Financial Review – June 2008. Brett made motion to approve, BH seconded, all in favor.
 - ii) Aging Report – as of July 11, 2008 Financial Review – May 2008. Aging Report – as of June 13, 2008.
 - iii) Paul D'Amours bill Brett made motion to approve, BH seconded, all in favor.
- 4) Architectural Review Committee
 - a) Marvin Arriola, Lot 109 Deck/ Porch Proposal- waiting on new plan showing setbacks.
 - b) A Mr. Martinez, Lot 103, stopped in the office and spoke to David Quinn and supplied a diagram showing dimensions of house and lot and property line. This person was confused with Marvin Arriola, of whom we are still awaiting setbacks.

- c) Landscape Review Committee – Need Volunteers. A letter went out in the June statements requesting volunteers. No response to date.
- d) Brett Kroger suggested that Bud report people who over water and under water their lawns.

Requested inspections:

- e) Christina and Dan Feuz.
- f) Dean and Connie Jarvie
- g) Dkota Lot 201

Bob Hammond and David Quinn will review the landscaping upon receipt of the landscape review checklists and sketches. They will meet Monday a.m. to go over what needs to be completed. David Quinn stated that Dkota's lot still needed items to be completed before return of his deposit.

There are enough items for the ARC to meet in August. The meeting will be held at 2:30p.m. on August 14, 2008. For the benefit of the uninitiated, it was explained that the ARC is compiled of 4 members, plus all members of the HOA board.

- 5) Violations – Reminder Letter Binder available in office. Bob Hammond and Brett Kroger reviewed the binder, stating that everyone who is reported by Bud of the Security will receive a violation letter. The Board will decide whether to forgive the violation or let it stand depending on circumstances. David Quinn suggested that homeowners call the office if they are aware that they may be violating the code for a few hours or days. Brett Kroger thought that was not necessary and David Quinn agreed that would be too much trouble and to have owners put everything in writing.
- 6) Broken gate to the pond and various ways to correct the problem. Discussion of water flow through the various ditches and level of water. Jay Cunnigan will handle the situation regarding the gate and report back next meeting.
- 7) Snake River Tree and Shrub analysis of dying trees on Melody Ranch Drive. Many homeowners have called to report the dying trees. The office is to notify them that they are aware of the problem and have enlisted a tree person to help with the Aspens.
- 8) Spencer from WY Landscape Contractors did not attend the meeting since the date changed several times. Weed spraying update: With the spraying of common area and empty lots by WY Landscape, Brett suggested vacant lot owners be charged for the spraying or for the lots not to be sprayed. Other board members responded that without spraying those lots, the sprayed common area could be adversely affected. Dave Quinn will find out if it was possible for Wy Landscape to breakdown the charges or if it was all included in their monthly draw.
- 9) Brett Kroger signed checks for the return of landscape deposits, to be held until approval by the temporary landscape review committee. He also approved the purchase of QuickBooks printer checks to replace handwritten checks.
- 10) Board Meeting Adjournment @ 6:15 by Bob Hammond and the rest of the board.

