

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, July 20<sup>th</sup>, 2010, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:04

Board Members Present:

Bob Hammond  
David Kaufman  
David Quinn  
Brett Kroger  
Rich Bloom

GTPM:

Tina Korpi  
Cynthia Wiley  
Rob Bacani

Guest Present:

Kathy Coelho  
Shirley Thomas  
Kevin & Shelley Olson

1) Homeowners' Time –

- a) Kevin Olson (4365 Kestrel Ln - Lot 130 -) – Discuss updating CC&R's – Bikes/ Neighbor complaining about items behind garage

Kevin presented the Board with photos of the bike rack and bikes neatly placed behind the house. In the CC&R's section 5.6 Service Yards Equipment and Trash it states bikes shall be kept stored within the residence, garage or storage shed. Kevin would like to be proactive and have the CC&R's updated since this is a bike friendly community. The Board stated we would need 2/3 vote from homeowners in order to change the CC&R's. Brett Kroger suggested screening the area as the CC&R's state. The screen will be up as soon as Kevin can get to it.

- b) PO Box Committee “conceptual plan” Presentation

Rich Bloom, Kathy Coelho and Shirley Thomas reviewed the history of the PO Box Committee and the locations the committee would like to send to the USPS. The boxes are placed in open space and convenient to all homeowners. The east section would have 4 different locations and the west section would contain 6 locations. The PO Box Committee would like the conceptual plan approved by the Board, proceed to get approval from the USPS then bring the approved locations to membership. Rich Bloom moves the Board conceptually approves the multiple locations (10 total), to be followed by the process of getting preliminary approval by the Post Office, to then finalizing the plan and taking it to membership. Brett Kroger Seconded. Discussion. All in Favor

- c) Tony Fritts Ltr (4410 Fallen Leaf Ln – Lot 28) – Dogs

The Board is ok with doggie visits in addition to a homeowner having 2 household pets already.

- d) Priscilla Marden Ltr (4210 Fallen Leaf Ln – Lot 19) – Seherr-Thoss Gravel Pitt Operations

Rich Bloom discussed Priscilla's concerns with her. The County is taking action against Roger Seherr-Thoss not the HOA.

- e) Denny Smoot (4430 Fallen Leaf Ln – Lot 29) – Roof Replacement

The Board sent Denny a letter last fall letting him know the roof needs replacement by August 21, 2010. Denny stated he wouldn't be able to replace the roof this year.

f) Andy Slaven – Ponds

The Board will be addressing the ponds during the transition.

g) Karen Van Norman – Friends of Pathways Email

Updated the Board on Friends of Pathways- Karen will oversee all of Melody Ranch Pathways starting from Hwy. 89 – Cortland on S. Park Rd.

2) Approval of June 15<sup>th</sup>, 2010 Minutes

Bob Hammond moves to approve the minutes as amended. Brett Kroger seconded. All in Favor. Rich Bloom Abstains.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – June 2010

Rob reviewed the financials with the board. Brett Kroger & Rich Bloom requested a few items for Rob to change.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

a) Delaney Privacy Fence – 4210 Balsam Ln (Lot 120)

Rich Bloom moves to allow a variance for an 8 x 10 privacy fence in the southeast corner of Lot 120. David Kaufman Seconded. Discussion: When building the house, the house was not built in the same location as the approved plans. Vote: Rich in Favor, Brett Kroger, Bob Hammond & David Kaufman against, Dave Quinn Abstain. Request for variance denied. The existing fence needs to be removed by August 15<sup>th</sup>, 2010.

b) Tim Dykema (Lot 63 - 1112 Melody Creek Ln) – Fence Location

The board would like for Tim and Sara Dykema to sign the license agreement.

c) James Lever (Lot 44 – 1139 Melody Creek Ln) – Fence Location

The board would like for Jim and Julie Lever to sign the license agreement.

5) Landscape Review Committee

a) Mark Heineken – Lot 170 – 4310 Balsam Ln

The Board of Directors approves the return of the deposit.

b) Meredith Landino – RU2 – 84 – 670 Palomino

Tabled

6) GTPM

a) Paint Bid

The Board approves GTPM's bid of not exceeding \$650.00 for the pump house near Fallen Leaf Ln

b) Combination Lock – Storage

The Board would like GTPM to purchase another lock and have it welded to the existing chain.

c) Landino – Zip Line

The Landino's installed a zip line on their property without running it through the ARC. GTPM spoke with Marcus and he called it a permanent play structure. Play sets are movable where the zip line is permanent. The Design Guidelines doesn't allow for clotheslines, so therefore you can't have cables. The Board would like the zip line removed.

d) Pump House – Removal of Trash & Evergreen Tree Care Proposal

The Board approves of Jim's bid of \$400 to trim all the shrubs and trees against the pump house. The Board would like for Jim to remove the truck load of miscellaneous items that is around the pump house.

7) Violations

a) Violation Log

The Board reviewed the violation log.

8) Old Business

a) ISD

The boundary map adequately covers Melody's boundaries. GTPM will follow up with Paul D'Amours.

b) Post Office Boxes

Discussed in section 1 b

c) Audit on HOA Books

Tabled until Transition

d) Gate - Storage Area

David Quinn and Bob Hammond discussed the gate. David Quinn will work on updating the gate at the storage area.

e) Transition Issues

It's been 4 months since the Nelson Review has been complete. Paul D'Amours and Dave Larson will meet to address the report.

f) Reclamation efforts of office area

David Quinn removed the buck rail fences

g) Park

The Board is still waiting for a survey from Steve Ashworth with TCPR.

h) Fences

The Board would like letters sent along with the license agreement to the Tim Dykema and Jim Lever.

i) Water Engineering Services

David Kaufman came up with a scope of work. Rich Bloom would like to add “maintenance & operation of the sewer lift station”. Rich Bloom would like David to run the scope of work by Larry Pardee. Once finalized, David Kaufman will submit the scope of work to Jorgensen and Nelson.

j) South Park Loop Developer Mitigation Money Per Keith Gingery

The Board would like to see the improvements to South Park Loop to occur. The most critical is Cortland/Kestrel to Flat Creek. The Board is amenable to a County proposal that would transfer the outstanding developer obligation from the Cortland/Kestrel Lane to Hufsmith Road section and the Hufsmith to North Meadow Road section - to be added to the existing outstanding developer obligation of 40.1% of the cost for the Flat Creek to Cortland/Kestrel Lane - South Park Loop Road section. This would not cost the developer any extra. Rich Bloom will contact Sean O’Malley and Keith Gingery.

k) Ponds

Joe with GTPM will weed whack the ditches in order to get water to the ponds between Melody Creek and Fallen Leaf Lane.

l) Time Frame for Approval on ARC Items

Rich Bloom moves to approve the following language: “All exterior improvements covered by the specifications contained in the application for Building Permit issued must be completed within eighteen (18) months of issuance of Building Permit. All items not completed within the above timeframe must be resubmitted to the Architectural Committee for approval.” Brett Kroger Seconded. All in Favor. The following language is for all existing policies.

9) New Business

a) Storage Tank – Cleaning

The last cleaning of the storage tank was in 2005. Jorgensen plans on cleaning the tank in 2013 or 2014.

b) \$10,000 Tree Replacement Allowance

Jim with Evergreen Tree Care has been flagging the holes that are empty. Brett Kroger doesn’t feel like we need to replace every tree that dies. If there is a hole and it’s obvious, then yes, replace it. Some areas are overcrowded with trees. The Board will communicate with Jim Stafford. Bob Hammond suggested planting saplings now and not spend hundreds of dollars on each tree.

c) \$100,000 Chip Seal Allowance

David Kaufman will get some prices. The Board will start with the oldest roads first. In general you usually use a 3/8” chip but Melody could use 1/4” chip and request a steel drum roller. The smaller chips will increase the cost. Rich Bloom suggested getting two bids for the different sizes.

10) Adjournment @ 7:30