

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, July 19th, 2011, 5:00 pm
MINUTES

CALL TO ORDER: 5:04

Board Members Present:
Rich Bloom
Bob Hammond
David Kaufman
Brett Kroger
David Quinn

GTPM:
Cynthia Wiley

Other Guest:
Jeff Van Zanten - WLC
Damien - WLC
Brian Lenz - Jorgensen
Dana Bushwald - Jorgensen

1) Homeowners & Guest Time –

a) Damien with Wyoming Landscape – Weed Spraying

The Board discussed the effectiveness of moving the first noxious weed spraying to earlier in the season to include spraying for annual (clovers and dandelions) weeds in the open space. WLC will split the first spraying in half (hit the annual weeds in June and then noxious weeds in July).

The Board is going to start spraying the 32 vacant lots next summer for noxious and annual weeds. The Board will give homeowners until May 30th to opt out of the spraying, if they plan to spray the lot on their own. Once the lot is sprayed by WLC, the HOA will charge the homeowner (\$150 for 3 sprayings).

b) Jorgensen Associates – Valve Replacement Scheduling

Brian Lenz & Dana Bushwald discussed the valve replacement schedule.

c) Briggs – Lot 205 – Neighbors with Trampoline in Front Yard

Trampolines and play equipment is to be placed in the backyard of each lot.

d) Greg Sturgis – Lot 134 – Would like the HOA to back fill an abandon irrigation ditch behind his house (along with lot 160 & 159) that has stagnant water. Mosquito's are a nuisance because of the stagnant water.

The Board would like to investigate the cost to blade the ditch and put down grass seed in the fall. GTPM will contact two companies to bid out the work. Paul with WLC will need to locate the sprinkler heads.

2) Approval of June 21st, 2011 Minutes

David Kaufman moves to approve the minutes. Bob Hammond seconded. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – June 2011

Cynthia reviewed the financials with the board. Balance Sheet was approved.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

a) Welch Addition - 4095 Balsam Ln (Lot 31)

The Architectural Review Committee didn't approve the addition.

b) Robinson Control Fence – 4154 Mustang Dr. (RU2-105)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; David Kaufman seconded, all in favor.

5) Landscape Review Committee

a) Briggs - 1261 Melody Creek Ln (Lot 205)

The Board of Directors approves the return of the deposit.

b) Stephens - 4070 Sandy Creek Ln (Lot 90)

The Board of Directors approves the return of the deposit.

6) GTPM

a) Fence/Building Condition

The Board would like to add the perimeter fence to the list. The Board will walk the property this fall to check on the status of the fences/building conditions.

b) A kid tried to start a fire under a camper in the storage unit. The Board would like to have the fire starter (nerf box, pages from a High Country News magazine and a rubber band gun) turned over to the police.

7) Violations

i) Violation Log

The Board reviewed the violation log

8) Old Business

a) ISD

Rich Bloom is keeping a list of outstanding items.

b) Audit on HOA

Tabled until Transition

c) Transition Issues

Rich Bloom is keeping a list of outstanding items.

d) Park

e) Fences

Lever property: David Quinn needs to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property.

Dykema property: Dave Quinn and Dave Larson need to have Tim Dykema sign the agreement or remove the fence off from the open space.

f) Water Engineering Services
Jorgensen is working on this.

g) South Park Loop Developer Mitigation Money Per Keith Gingery
Waiting for Dave Larson and Sean O'Malley to proceed.

h) Water Rights
Waiting for the report to come from John Babson. John didn't find any major issues with Francesca's work.

9) New Business

a) Follow up on Evergreens Trial Spraying

Rich stated the grass around the 40 trees is dead. It appears the trial spraying was a success.

b) 2012 Landscape Scope – entry mowing & trimming 2-3 times during the summer?

The Road & Levy needs to mow and trim the grass/trees for the Melody Ranch entrances. David Kaufman will contact Road & Levy.

10) Adjournment @ 6:40