

**THE MEADOWS AT MELODY RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, June 17, 2008, 4:30pm  
Minutes**

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

Attendees:

David Quinn

Brett Kroger

Bob Hammond

David Kaufman

Carrie Geraci

Michelle Linville

Kristine O'Brien

Jay Cunagin

Mary Kamstra

Lauri Harris

Board member not present: Kurt Anselmi

1) Homeowners' Time –

- a.) Kristine O'Brien – wants to plant trees in open space next to her house. Main issue becomes that there is a 6" main utility line on the border of her property. The board endorses more trees but not charges that will be incurred if there will be damages. Kristine said she will talk to her landscaper and report to office her decision whether or not to she will plant near the main. The Board reminds her that she needs to reclaim any areas that have been disturbed.
- b.) Michelle Waldron – Trailer Storage comments she wants to store a trailer that is not in her name. The Board voted to send her a letter stating that if she wants to store trailer it must be in her name.
- c.) Brett Kroger – wants approval for more than (1) RV parking spot per homeowner. The Board decided this was OK. In the case that the lot fills, the last multiple spot registrant must relinquish 1 space in 30 days or less.
- d.) Anne Hayden – Wants evaluation of bark on west yard. It was noted the trim work is not complete. The board will drive by and look at the yard and house for an updated evaluation.

2) Correction, approval, or disposition of minutes of previous meeting – May 20, 2008.

3) Reports of Officers

- a) Secretary Treasurer
  - i) Financial Review – May 2008. Brett made motion to approve, DK seconded, all in favor.
  - ii) Aging Report – as of June 13, 2008.

4) Architectural Review Committee

- a) Deck expansion, McNichols, 4330 Balsam Lane, Lot 174. The plans were confusing with upper and lower levels. Bob will go by and look and report to Board.
- 5) Landscape Review Committee – Need Volunteers. Requested inspections:
  - a) Rowell/ McNulty – 630 Palomino Drive, removed greenhouse. DK reviewed and stated that they get deposit back, Brett seconded, all in favor.
  - b) Martin Murphy – 1147 Melody Creek Lane, did some improvements over and above requirements.
  - c) Dawn Hazen – Lot 113, 786 Sycamore, Cat I
- 6) Town Home Mud Room Discussion
  - a) Comments from Sue Morgan, Linda Denis were discussed. Attendees were Michelle Linville (architect for mudroom), Carrie Geraci (town home owner that wants mudroom). The Board reviewed plans again. Roof and floor will get insulation. Underneath would be screened. Would the columns be removed? Michelle states this will be decided in final stages. Bob asks about the overhang is it to code? The deck must stay in the setback if constructed adjacent to mudroom. Bob moves to approve, DK seconded, all in favor.
- 7) Violations – Reminder Letter Binder available in office.
- 8) Open Space Maintenance - Landscaping, mowing, weed spraying meeting with Spencer Hill for WY LS Contractors discussion. It was mentioned that weed control needs to be done. Spencer will meet with TC weed and pest for an assessment. Jay will get with Spencer for perimeters. Spencer will bring contract over to office for David Kaufman to sign in approval. WY LS contractors will come every month to Board meetings with updates.
- 9) Board Meeting Adjournment 6:15 Bob Hammond.