

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday June 16<sup>th</sup>, 2009, 5:00 pm

**Minutes**

CALL TO ORDER @ 5:08

Board Members Present:

David Quinn

Bob Hammond

David Kaufman

Others:

Robbi McCain – GTPM

Tina Korpi – GTPM

Cynthia Wiley – GTPM

Marvin Heilesen - Homeowner

1) Homeowners' Time –

a) Letters from Homeowners

The Robinson's would like an additional speed bump installed on Melody Ranch Dr. The Landino's would also like one on Palomino.

-David Kaufman said he will contact Hunt Construction to request another speed bump on Melody Ranch Dr. The board was fine with it.

-David Kaufman will speak with the Landino's.

-David Kaufman looked at the speed bump on Polo Pony. The speed bump cannot be moved farther to the north because of utility crossings.

b) Terry Larson - 4159 Melody Ranch Dr (Lot RU2 – 22): Would like to know why the open space behind his house is not getting mowed?

It is part of the townhomes property. Terry Larson can contact OK Rentals and speak w/ Mary Obringer if he would like.

c) Do the common grounds need to be watered every day?

See below.

d) Linda Dennis – Called to inform Melody that the bike path near the townhomes is on the townhomes property. Also, she was wondering why Melody is not taking care of the lawn on the berms (island closest to the road)?

If you look at the GIS it splits between the HOA and the townhomes. As Bob pointed out, every other homeowner in the subdivision maintains the property right up to the road. Bob noted there is an easement for the pathway to be there.

e) Eric Weber – Is not a fan of speed bumps and is unhappy there is one going in on Sandy Creek Ln. He thinks they are a safety concern for motorcycles and are not good for low riding cars. He was

wondering about mail boxes. He was told when he bought his property in 1998 they would have mail boxes in Melody. He noted that Polo Ranches and Rafter J have mail delivery.

The board understands his concerns but they are putting in a speed bump. GTPM will contact the Post Master to see if it's possible to have delivery in Melody. In the past, the Post Master would not have any new delivery.

- f) Marvin Heileson - Is the HOA spraying the top of the Pines this year? Water is not getting down the ditch at all towards the pond because of the culvert.

The HOA is only spraying the common area. Joe Casey and David Quinn will take a look at the culvert and the ditches. A homeowner took a sledge hammer to the head gates to stop the water from flowing over the weekend. It ended up flooding another homeowner's yard out. Marv mentioned he put some boards in to help fix it. If there was witnesses of the person taking the sledge hammer to the head gate, it needs to be reported to the sheriff's office. David Quinn noted the ditches need to be cleaned. The grass needs to be weed wacked. We need to put signs up so the homeowners leave the head gates alone.

- 2) Approval of May 19<sup>th</sup>, 2009 Minutes

Via email: David Kaufman made motion to approve the minutes. Rich Bloom seconded. David Quinn was in favor of approving minutes; Brett Kroger & Bob Hammond abstain.

- 3) Report of Officer

- a) Secretary Treasurer

- i) Financial Review – May 2009

Robbi would like to talk to Leslie from Thompson & Palmer. Robbi found a lot of mistakes with the past financials. Robbi will go back and fix the financials after she gets together with Leslie. The Board is fine with Robbi getting together with Thompson & Palmer. David Kaufman noted that the CC&R's state that the developer would perform an audit of all the books since the HOA was incorporated. Since we made the transition to the Management Company, this would be a good time. David Quinn will have David Larson look at the language. GTPM thinks it would be a good time for the audit as well.

David Kaufman made a motion that this Board request David Larson to initiate the audit as set forth in section 3.8 of the CC&R to start the audit of the HOA Books. Bob seconds. David Kaufman abstains. David Quinn will take the request to David Larson.

Marvin Heileson is a member of the Wyoming Bar. He is offering his services to the Board.

The HOA needs to reimburse Melody Ranch Development Company for the hydro seeding check the HOA received from Lower Valley Energy.

Starting in June, Brett will transfer \$8,941.75 into the Maintenance Reserve Fund.

David Kaufman made a motion to table the financials. Bob Hammond seconds. All in favor.

ii) Delinquent HOA Dues Report

GTPM will continue to send letters to delinquent homeowners. The Board recommended sending a second letter even if homeowners are making payments but not making a dent.

4) Architectural Review Committee

O'Brien Fence – 1227 Melody Creek Lane (Lot 55)

Momchilovich Fence – 4100 Sandy Creek (Lot 93)

Weber Fence – 4170 Sandy Creek (Lot 100)

Daily Fence - 4365 Balsam Ln (Lot 181)

Berlin Fence – 4055 Sandy Creek Ln (Lot 85)

Webb Shed - 4277 Chickadee Circle (Lot RU2 – 39)

Dipaola Dormer Addition – 4175 Melody Ranch (RU2-55)

Kaufman – Sketch Plan - 4143 Mustang Dr. (RU2-67)

David Kaufman (ARC) made a recommendation to approve all the above request made to the ARC committee except for the Kaufman Sketch Plan; Bob Hammond moves to approve the above except for the Kaufman sketch plan; David Kaufman Seconded, all in favor

5) GTPM

Tina Korpi informed the Board that Joe Casey, Cynthia Wiley and herself met with Wyoming Landscaping. Tina wanted to know if they had any information on paper for the Board or anything they could contribute on paper to the Board. What is it that you all would like to know? They gave us a couple maps on the irrigation system. Joe is going down with Wyoming Landscaping when they have repairs or winterize the system so he gets familiar with it. What kind of things do you want GTPM to get from Jay? The Board would like things documented by Wyoming Landscape. If a sprinkler needs repaired, we would like to see when, where, cost and what they did to fix it (replaced head etc). What areas do they mow, what areas do they do their weed spraying and how much chemicals do they use? We would like records from this year going forward. If Jay has any questions, we might invite him to the next board meeting.

Tina noted that GTPM and the Board are working on trust and the Board is rebuilding trust with Wyoming Landscaping. She thinks the Board is spending more money on getting approval every time something needs fixed or replaced. If a street signs needs to be fixed, it's cheaper to have the guys just fix it while they are there instead of coming back, getting approval and then going back to fix it. It's less expensive way of them doing it, and she thinks there needs to be a limitation on it. Tina would like the Board to think about it. We all can be more efficient if we had a monthly amount.

6) Violations

a) Schrauder Garden on Open Space (Lot 151 - 4155 Kestrel Ln)

The Schrauder's garden is partly on the open space. Bob Hammond moves to approve of the garden being on open space until the end of September. David Quinn Seconds. Discussion was made that the Schrauder's need to write the Board a letter agreeing to move it by September 30<sup>th</sup>. David Kaufman opposes.

7) Old Business

a) Gate on storage area

David Quinn said it's coming along. No date of completion was given.

b) Transition issues

David Quinn told the Board that David Larson didn't have a reply on a letter (release). David Kaufman said they did reply.

c) Reclamation efforts of office area

David Quinn said he needed to run a trencher once it dries up.

d) Mutt Mitt Stations

The email between Brian Schilling & Amy Romaine stated that Melody Ranch would be responsible to provide the mutt mitt stations if they wanted them this year. The County is out of money for these items. GTPM is willing to empty the trash once a week on their rounds.

Bob Hammond moves for the HOA to buy 6 mutt mitt stations and have GTPM install them.

Melody Ranch will supply the bags. David Quinn seconds. All in favor.

8) New Business

a) ARC Fee Structure

Bob Hammond proposed a new ARC fee structure.

ARC Fee Structure:

Market Lots

\$1.00 per 10 sq. ft. for new construction (same as before)

\$1.00 per sq. ft. for additions / remodels or \$100 minimum.

Affordable

\$100 for new construction

\$50 for remodel

Other items:

\$20 for fences / patios / etc

Via email: David Kaufman made a motion to approve the new ARC fee structure; Rich Bloom second. Bob Hammond & Brett Kroger are in Favor.

b) Tim Hofland Bid – Striping of speed bumps & painting of crosswalks

Via email: Brett Kroger made motion to approve the speed bumps and crosswalk striping, David Kaufman seconded. All in favor.

c) Compost Piles & Composting Equipment

No open space or front yard composting. We will work with homeowners on a case by case basis.

d) Open Space Watering

GTPM will contact Paul from Wyoming Landscaping to see what the cost is to shut down the system when we are getting a lot of rain. Jim Stafford noted to Cynthia and Robbi that just because the surface ground is wet doesn't mean it is went 2 or 3 inches down. An hour once a day is sufficient for watering. GTPM will contact Paul with Wyoming Landscaping to find out why the system is going off twice a day.

e) The Land Whisperer

The Board has decided not to go with the Land Whisperer for pond maintenance.

9) Adjournment @ 7:17