

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, June 15th, 2010, 5:00 pm

MINUTES

CALL TO ORDER: 5:05

Board Members Present:

Bob Hammond
David Kaufman
David Quinn
Brett Kroger

GTPM:

Tina Korpi
Cynthia Wiley
Rob Bacani

Guest Present:

Tim Dykema
Mark Landino
Karen Van Norman
Steve Ashworth – Parks & Rec

1) Homeowners' Time –

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

Tim had his property surveyed and the fence does sit in the open space. He is not disputing the fact that it is. It is pretty close to what the GIS says. Tim does not intend to move the fence and doesn't think the board has the ability to enforce it. He stated the CC&R's point out that you have to take action within 180 days or the only relief you have is non injunctive. The letter also stated that he would have to take care of the trees on the open space, yet the CC&R's don't allow for it. The Board would like to look at the approved landscape plans for the fence. If homeowners put the fence in the wrong spot then it needs to be moved or license agreement signed.

b) Mark & Meredith Landino (RU2-84 - 670 Palomino Dr) – Variance for Shed - Utility Easement

Mark asked the board for a variance on his property to build a shed on the utility easement. Mark would like to use 5' 9" (at the furthest point) of the 40' Melody Ranch easement that sits 30' inside our property line. One concern the Board had is the eventuality of a third potable well drilled for Melody Ranch and the water lines running through the utility easement. Another concern of the Board is potential conflicts with a property owner willingly abandoning any improvements they may have made on the easement, once time and money had been invested. The board suggested building the shed behind the garage. Bob Hammond moved to deny the request for a variance to build the shed/addition on the utility easement. Brett Kroger Seconded. All in favor.

c) Steve Ashworth – Parks & Rec – Neighborhood Park

Steve gave the board an update on the Park. Steve mentioned it would be built in phases. Steve will get a questionnaire to the Board in order to find out the demographics within Melody. The Parks & Rec will use the information gathered to build the park. – Brett Kroger moves to send a letter requesting the park be completed by 2016. Bob Hammond Seconded. All in favor.

d) Moses Tzompa (RU2-72 - 4246 Melody Ranch Dr) - Waive Violations Fines for Trailer and Plywood.

The plywood has been removed and the trailer is no longer parked in the driveway. Brett Kroger moved to waive the fines. Bob Hammond Seconded. David Kaufman Opposed.

- 2) Approval of May 18th, 2010 Minutes
Brett Kroger moves to approve the minutes as amended. Bob Hammond seconded. David Quinn in favor. David Kaufman Abstains.

- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – May 2010
Rob reviewed the financials with the board. Rob needs to make a \$10 adjustment on the balance sheet.

 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list.

- 4) Architectural Review Committee
 - a) McKeith/DuPont Control Fence - 1080 Melody Creek Ln (Lot 68)
David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded, all in favor

 - b) Delaney Privacy Fence – 4210 Balsam Ln (Lot 120)
Tabled until the Delaney’s flag their property corners.

- 5) Landscape Review Committee
 - a) Lisa Daily – Lot 181 – 4365 Balsam Lane
The Board of Directors approves the return of the deposit.

 - b) Peter Rork – Lot 8 – 4405 Fallen Leaf
The Board of Directors does not approve the return of the deposit. Mr. Rork is missing the following:
 - (3) 6’ tall (minimum) multi-stem shrubs or multi-trunk trees (3 or more trunks)
 - The beds need to be weed free and mulched
 - Remove Christmas lights from the Aspen tree
 - Spray for dandelions

 - c) Shannon Yarrow – Lot 175 – 4325 Balsam Lane
The Board of Directors approves the return of the deposit once the wood and metal post are removed from the beds.

 - d) Chad Driewer – Lot 196 – 1294 Melody Creek Lane
The Board of Directors approves the return of the deposit. Deposit to be split between Chad Driewer and Jason Wright (previous homeowner).

 - e) Jon Pirtle – Lot 203 – 1265 Melody Creek Lane
The Board of Directors approves the return of the deposit.

- f) Ryan Allen – RU2-96 – 4220 Melody Ranch
The Board of Directors approves the return of the deposit.

6) GTPM

a) Paint Bid

The Board reviewed bids from GTPM, C&C Painting and Czarniak Painting. Brett Kroger moves to approve GTPM's bid of not exceeding \$2,300.00 for the pump house. GTPM to cut all the plants around the building. Bob Hammond Seconded. All in Favor. The Board is going to wait until next year to paint the storage fence.

b) Condition of Fences

The Board reviewed the fences and noted the pump house fence on lot 33 needs to be stained. GTPM will give the Board a bid.

c) Violation Letters

Bob Hammond re-wrote the violation letters. The board is fine with the new letters and GTPM will start using the new letters.

d) Website

Mary Lynn would like to clean up the backend of the website now that we have been using it for a few months. The board approved the charges not to exceed \$200. The board would also like to know the number of hits the website is receiving each month.

7) Violations

i) Violation Log

The Board reviewed the violation log.

8) Old Business

a) ISD

Paul D'Amours corresponded to the board via email.

b) Post Office Boxes

The committee is looking for 8 locations total (4 in each section). The question is if the Post Office will go to that many locations. Mike Welch needs to meet with Tammy, postmaster. Gil Dennis agreed to have a location near the entrance to the townhomes.

c) Audit on HOA Books

Tabled until Transition

d) Gate - Storage Area

Dave Larson gave David Quinn the go ahead to fix the gate. David Quinn and Bob Hammond will meet to review the punch list.

- e) Transition Issues
David Larson will either call or email Paul D'Amours to set up a meeting to discuss the time frame on the Nelson Report.
- f) Reclamation efforts of office area
David Quinn will remove the buck rail fences
- g) Park
Steve Ashworth gave an update on the Park. The Board will send a letter to Steve.
- h) Fences
Further discussion will happen once the Board reviews the approved landscape plans.
- i) Water Engineering Services
David Kaufman will come up with scope of work / GTPM to come up with companies to bid.
- j) South Park Loop Developer Mitigation Money Per Keith Gingery
Tabled for Rich Bloom

9) New Business

- a) One Version of Design Guidelines – David Kaufman
The Board doesn't feel this can happen since each filing has different requirements like the height restrictions, style of house, setbacks etc. David Quinn thought it would add more confusion to the homeowners.
- b) Time Frame for Approval on ARC Items – David Kaufman
Compliance with the CC&R's on the Architectural Review Committee Building Plans Submission Checklist states the following: "All exterior improvements covered by the specifications contained in the application for Building Permit is issued must be completed within one (1) year of issuance of Building Permit." This state's everything on the plans must be built within one year. The Board is going to revise the language for a time frame on site plan approvals.
- c) Speed Bumps (Requested locations: Palomino & Balsam – eastern side near Fallen Leaf)
Tabled until spring 2011.
- d) Ponds
Brett recommends getting water to the pond west of Fallen Leaf Lane and the ponds between Fallen Leaf & Melody Creek. GTPM will work on this.

10) Adjournment @ 7:46