

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, June 21st, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:20

Board Members Present:	GTPM:
Rich Bloom	Cynthia Wiley
Bob Hammond	Rob Bacani
David Kaufman	Tina Korpi

- 1) Homeowners & Guest Time –
 - a) Request to mow around ponds so homeowners can enjoy them.
The Board has the open space mowed once a year in the fall due to cost.
 - b) McBride Ltr – Request for a speed bump in between Melody Ranch Dr. & Sycamore Dr.
The Board at this time is not willing to install a speed bump near this location. There are already two speed bumps a few hundred feet both north and south of this area. Homeowners and guest need to slow down in the residential neighborhood with lots of children.
- 2) Approval of May 17th, 2011 Minutes
David Kaufman moves to approve the minutes. Bob Hammond seconded. Bob Hammond abstains.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – May 2011
Rob reviewed the financials with the board. Balance Sheet is tabled.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
 - a) Landino Decks & Stairs - 670 Palomino Dr (RU2-84)
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Bob Hammond seconded, all in favor.
 - b) Remis Privacy Fence – 4218 Melody Ranch Dr (RU2-95)
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Bob Hammond seconded, all in favor.
- 5) GTPM
- 6) Violations
 - i) Violation Log
The Board reviewed the violation log

7) Old Business

a) ISD

Rich Bloom is keeping a list of outstanding items.

b) Audit on HOA

Tabled until Transition

c) Transition Issues

The Board agreed to the following:

Pursue the engagement of some litigation assistance for Paul D'Amours via Paula Fleck.

Rich Bloom will email the third well reviews proactively to the County planning office, county engineer and the fire chief. At the same time share the Nelson third well peer review with Dave Larson and Dave Quinn when it has been finalized.

Rich Bloom is keeping a list of outstanding items.

d) Park

The Park design looked fine. They just need to be sure to use earth tone colors. The recommend name for the park is "Munger View".

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

Rich Bloom to email John Babson on the status.

8) New Business

a) Weed Spraying

There are significant amounts of dandelions and clovers throughout the HOA open space. It is hard for homeowners to maintain their yards when the HOA only sprays for noxious weeds – not annual weeds. Bob Hammond would like for the HOA to spray for dandelions and clovers. The board discussed the current spraying schedule and significant costs. The Board requested for Wyoming Landscape to come discuss spraying options at the next meeting – with thoughts of exploring combining the noxious weed early spraying with the addition of annual weed control

b) Follow up on Evergreens Trial Spraying

Jim does not have any feedback for us yet.

c) Trampoline Pit

A homeowner would like to dig a pit into the ground and place the trampoline in the pit. The homeowner would need to present a plan to the Board in regards to winter storage and drainage.

9) Adjournment @ 6:30