

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, June 19<sup>th</sup>, 2011, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:04

Board Members Present:

Nancy Hoffman

Bob Hammond

Andy Salter – via phone

Kristine O'Brien

GTPM:

Cynthia Wiley

Tina Korpi

1) Homeowners & Guest Time –

a) Sarah Graham – Waive Fines from Truck Topper Violation Notices

A follow up to the May 23, 2012 meeting with Sarah Graham (Homeowner), Nancy Hoffman (Board Member), Cynthia Wiley (GTPM) and Tina Korpi (GTPM):

Nancy Hoffman agreed to waive \$175.96 in fines (\$175) /late payment (.96) with a payment from Sarah of \$390.00.

Nancy Hoffman stated that communication with the property manager is very important.

Nancy Hoffman stated she expected payment in full each month by the 15<sup>th</sup>.

Nancy Hoffman stated that Tuesday and Wednesday there will be no trash can violations. Thursday afternoon is acceptable.

Sarah agreed to the above.

Sarah stated they will stain their house in June weather pending. If not, by August 15<sup>th</sup>, 2012 at the latest.

All communication between the Graham's and GTPM will be in writing via email or letter.

b) David Korte (4100 Balsam - Lot 2) – Open Space Violation

David was asked to remove all of the rocks that have been placed on the open space except for the 2-3 large rocks on the berm. The Board would like David to level the ground and then reseed the property. The metal moose needs to be placed back in David's yard as well. GTPM did a walkthrough of the property in June and David completed the work above.

c) Jennifer Swink – Ditch in between Glory View Homes and Melody Homes – water sits there and is a breeding ground for mosquitoes

Glory View has agreed to weed whack along the fence once a month and mow on a regular basis.

Next spring GTPM will contact mosquito abatement to have them come take a look at the property.

2) Approval of May 15<sup>th</sup>, 2012 Minutes

Andy Salter moved to approve the minutes. The motion was seconded by Nancy Hoffman. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – April 2012

Nancy Hoffman reviewed the financials with the board.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

a) Jost Windows - 4210 Kestrel Ln (Lot 149)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

b) Jonke Control Fence – 4315 Balsam Ln (Lot 173)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

c) Cabradilla Control Fence & Ditch Work - 4164 Melody Ranch Dr (RU2 -132)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

d) Poore Paint Color - 4080 Sandy Creek Ln (Lot 91)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

5) GTPM

6) Violations

i) Violation Log

The Board reviewed the violation log.

7) Old Business

a) ISD

Tabled

b) Transition Issues

Rich Bloom is keeping a list of outstanding items.

c) Park

The Town of Jackson approved \$31,500 in their recent budget to be applied towards Munger View Park playground equipment. The County will most likely follow suit.

d) Fences Encroaching on Open Space

Tabled

e) Water Engineering Services

The Developer has control over the system at this time. That includes paying all the invoices.

f) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

g) Water Rights

Francesca Paolucci-Rice is requesting the water rights petitions. Rich Bloom will discuss the release with Paul D'Amours.

h) Sewer Proposal

Nelson is going to put the grinder project out to bid. The project could be completed by fall or winter depending on the date of the award.

i) Infrastructure Mapping

Four companies (On-Site Land Surveyors, Rendezvous Engineering, Nelson Engineering and Pierson Land Surveyors) submitted bids for the infrastructure and mapping project. Bob Hammond moved to have Rich Bloom, himself and GTPM to meet with Nelson Engineering and Pierson Land Surveyors to get a detail quote from each company. The motion was seconded by Kristine O'Brien. All in favor.

8) New Business

a) Water Usage – Bob Hammond

Bob would like to be able to track homeowner's water usage. The Town of Jackson is unable to help us at this time. Bob will meet with Larry Pardee to discuss other option of obtaining the data electronically from the Town of Jackson.

9) Adjournment @ 6:26