

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, June 18, 2013, 4:30 pm

MINUTES

CALL TO ORDER: 4:31

Board Members Present:

Nancy Hoffman

Andy Salter (by phone)

Rich Bloom

Bob Hammond

GTPM:

Rob Bacani

Demerie Northrop

DeNesha Anderson

GUEST:

Paul Hansen

Jeff VanZanten, WLC

1) Homeowners & Guest Time –

Homeowner Paul Hansen came to discuss the mowing along the sides of the pathway. He believes it is a waste of time, money and does not look good when the county is done with the mowing. He would like the board to consider sending a letter or visiting with the county about not needing the buffers mowed along the pathway. Rich Bloom will visit with the county to discuss these concerns.

Jeff from Wyoming Landscape came in to discuss current landscape procedures. The board has requested that WLC complete field and change order forms in the event of repairs or maintenance that go above and beyond what is contracted. This will give us real time notification of any issues. GTPM will send Jeff these change order forms along with some that had been completed in the past to serve an example. The board has requested that we only spray two times for noxious weeds, since we missed the early spraying for dandelions and thistles. Next year homeowners will have until April 30 to advise of lot spraying.

2) Approval of Tuesday, May 21, 2013 Minutes

Nancy moved to approve the minutes. Andy seconded the motion. All voted in favor.

3) ARC

Genzer – Lot 2-101 ... Deck addition

Agee – Lot 2-087 ... Control Fence

Draney – Lot 2-122 ... Deck addition and new back door

Bob moved to approve all three ARC submissions based on the committee's approval of them. Nancy seconded the motion. All voted in favor.

Going forward, GTPM will send a cover letter with all fencing letters advising that the approval is contingent upon receiving the signed letter back from the homeowner. GTPM will follow up with the two homeowners we have not received these back from.

4) Report of Officer

a) Secretary Treasurer

i) Financial Review – May 2013

GTPM will request the detailed monthly invoices from Jorgensen. There was discussion about the ISD budget and the HOA budget. The two boards will visit about the reserves and expenditures that are earmarked for water, sewer and roads.

Nancy moved to approve the financials. Andy seconded. All voted in favor

ii) Delinquent HOA Dues Report

DeNesha from GTPM reported that Knauss is working on a solution to pay the HOA.

Shindell is also making an effort to take care of her balance. Sullivan paid off both lots in full. Lyons' sold his house and we are expecting a settlement for his delinquent dues. Gilbert is closing on the sale of their property later this month.

The board would like to adopt a formal policy about RV storage and delinquent accounts.

5) GTPM

Andrew Davis, a homeowner, requested the use of the open space next to the sales office for a small and quick wedding ceremony on September 28. The board approved his request asking GTPM to remind him that the sledding hill will be under construction during this time and further to request his guest to be considerate when parking along the street; to use only one side of the street and to be aware of homes, landscaping and traffic patterns.

The board agreed to waive the violation fines for the Brownfield's. They appreciate his compliance.

The speed radar sign that had been placed in Melody Ranch only got a day and a half of data before the battery died. It did find that in that time the average speed was in the high teens and the highest speed that was recorded was 26. There is no need to have it brought back into the neighborhood, but the board agreed that they need to post two speed limit signs; one by lot 194 and the other by lot 169. GTPM will order these and have them posted once they arrive and will advise Flo Phillips once they arrive, as she had been the homeowner bringing the issue of speed to the board's attention.

Please have GTPM move the skating sign to the bully barn.

6) Violations - Violation Log

Nothing to note

7) Old Business

a) Transition Issues

Nothing new to report

b) Fences

Nothing new to report

c) Water Engineering Services –

Need to get bills from Jorgenson

d) South Park Loop Developer Mitigation Money Per Keith Gingery

Nothing new to report

e) Infrastructure Mapping –

Contact John Batson with Nelson at the end of June when all the curb stops have been found to complete the mapping.

f) Water Usage

GTPM has completed the water use chart Bob Hammond created by filling in lot numbers and sizes. Bob will do an analysis to help determine water usage by homeowners.

There are several areas that are using water that are not metered. The HOA will pay for new meters once everything has been transferred to the HOA from the developer in these areas (Chickadee Circle, RV Lot, Entrances to the subdivision).

g) Ponds

GTPM will forward the estimate received from Buck in the fall to reference for the repairs. Nancy will continue to be in touch about maintaining and keeping up with small repairs on ponds.

Additionally, Bob mentioned pond use insurance liability. The board would like to create a new rule that recreation use on the ponds is not allowed.

h) Park Committee

Bob reported that the ski track was successful – we put forth minimal effort to make it work this year. Do we want to expand it for next season – irrigation ditches would be an issue if we went that direction (Bob will get an estimate for how much that would cost). Rich would like to have a survey done getting homeowner feedback on the ice rink, ski track and what they want to see done with the sales office. He will visit with Shannon and see if she put something together for us to send out to homeowners.

8) New Business

a) Rules and Regulations/Violations enforcement policies.

Reviewed the current violation procedure and looked at an example from another HOA for comparison purposes. The board will spend some time reviewing current policies and violations as well as the example provided to revamp the current procedure. They will send their ideas about the new violation tier system to GTPM to compile and have published to all homeowners. The board would also like to adopt a policy concerning personal property left on, moved to, or occupying open space. GTPM will check with Paul about any necessary procedures required for a “move it or lose it” policy.

b) Irrigation for open space behind 4270 Kestrel

Get an estimate from WLC about extending the irrigation behind the homes on Kestrel North of the pathway (west of the irrigation ditch).

In the fall we will need to have the winter and summer landscaping contracts put out for bid.

c) Guest House Rules – Amendment

The design guidelines conflict with the rules and regulations concerning guest houses. Board agreed to fix it in the rules.

d) Other items

-GTPM will clean up the new fence language to have posted on the website and in the newsletter.

-A replacement RV gate will cost approximately \$8,200 plus installation. Only \$3,000 is in the budget for this expense. We do need a more secure gate to protect owners from possible vandalism. GTPM will research this further and get a complete quote.

-We need to create an announcement for the members to let them know there will be a board position opening up, as Andy will be leaving Melody Ranch. GTPM will explain the duties and responsibilities and post to the newsletter and an email blast.

9) Adjournment 7:05

*Next meeting is scheduled for Tuesday, July 16th at 4:30.