

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, June 17, 2014, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:35

1) Homeowners & Guest Time –

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Alan Nevius

Kristine O'Brien

GTPM:

Demerie Northrop

Guests:

Jeb Moyer and Peggy Gilday, Gilday Architects for the Paris ARC discussion

2) Homeowners & Guest Time –

Peggy Gilday and Jeb Moyer joined the meeting to discuss the house plans for Lot 1-184. The architect made it clear that the plans submitted have not changed since the schematic drawings were submitted. They presumed they had preliminary approval and did not make any additional changes. However, in the letter drafted by Carolyn Burke on behalf of the board, she stated there would be preliminary approval based on the changes discussed to comply with the design guidelines. The issues the ARC and board have with the plans presented for approval are the 24" required overhangs which are only 8" in three different areas. Two of these areas are above bay windows with metal accent. Peggy discussed that a larger overhang will interfere with the opening of those windows. Another point of contention is the pitch of the roof. When the 12:12 pitch was decreased to address the massing problems there were some areas of roofing that were decreased to a 3:12 pitch. The design guidelines require a major roof pitch to be no smaller than 6:12 and that secondary and shed roof pitches are to be 4:12 or 5:12. The architects stated that they worked hard to appease the rules and made some subjective changes. They went on to state that the design isn't different from what they perceived as an approval of preliminary design.

3) Approval of Tuesday, May 20, 2014 Minutes

Mark moved to approve the minutes. Rich seconded the motion. All voted in favor with Kristine abstaining from the vote.

4) ARC

a) Paris – Lot 1-184, 4380 Balsam Ln (Final approval)

In addition to the above conversation with the architects, it would appear that there are multiple variances that are being requested: the roof pitch, overhangs, and one wall that exceed 30'. GTPM will compile the correspondence for the board and Carolyn to review the sequence of events and determine whether approval was given for these plans, as drawn.

Table approval discussion until this has been reviewed in more detail.

b) Courser – Lot 2-120, 825 Morgan Ln (Fence approval)

The homeowner erected a bamboo privacy fence that extended to the property lines. A privacy fence should only extend to the property setback per the design guidelines. Therefore, it must be removed as an unapproved fence. Rich moved to have the fence removed. Mark seconded the motion. All voted in favor.

c) Donley – Lot 1-159, 4285 Kestrel Ln (Addition)

There were no additional changes since the last time the addition for this home was presented to the ARC and Board. While there is a garage door on the wall which measures 36', it is not a door designed for vehicles, and appears to be a way for the plans to fit the letter (but not the intent) of the 30' wall rule. The board and ARC agree that this wall needs the required 4' jog or some other architectural break to be approved. Rich moved to not approve these plans. Alan seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

40% of the homes in Melody Ranch are deed restricted. There are 12 habitat homes in the neighborhood as well. If a homeowner is in arrears, GTPM will notify the Housing Authority and or Habitat of Humanity to help resolve the delinquency.

ii) Financial Review – May 2014

Mark reported that he is working with Rob at GTPM to shift the financial reporting system to be more automated and generated electronically. Mark will receive this report on the Wednesday prior to meetings to review and it will be sent with the meeting packet to the rest of the board prior to the meeting.

6) GTPM

~ A homeowner has asked the board to revisit the RV policy where it pertains to guests. There was a discussion about offering a short-term permit for visitors of homeowners in Melody Ranch which will be reviewed at the next meeting.

~ Rich has asked GTPM to remove a well head that is sticking out of the ground near lot 1-013.

~ Regarding the landscaping around the sled hill, now that the pavement pad was removed, Rich would like to be sure that area is seeded and irrigated and that a large rock be moved in that area to discourage driving/parking and to have the tree at the end of the sled path removed.

~ Rich would like GTPM to make the repairs around the culvert/head gate between lots 207 and 109 that was damaged from the recent irrigation flooding.

7) Violations - Violation Log

8) Old Business

a) Transition Issues

Per the email sent by Rich to the board prior to the meeting, he “counter-signed the numerous executed transfer documents that the developer finally delivered to Paul. They will go to Larry Pardee, as President of the ISD and then to the developed to be recorded. Once recorded then the transfer of sewer and water infrastructure, the last two remaining fence encroached (resolved) open space lots, lot 7 with

the culinary well infrastructure – as well as numerous easements – along with a relinquishment of all retained developer rights over the subdivision - will be accomplished. Once all on these documents are recorded then we have finished all items dealing with transition from the developer – plus our final easement and property transfers between the HOA and ISD (plus the last transfer of agreed upon capital reserves).”

b) Ponds

The board will discuss Buck’s proposal for additional work that is needed at the next meeting. The board would like to have him create a way for more water to flow into pond #7 and add/extend the culvert around ponds 4 and 7 to enable the cross-country track to be two full loops.

9) New Business

a) Seherr-Thoss

~ Regarding the recent flooding, the board would like to have an expert review the photos and videos and assess responsibility for the recent flooding in Melody Ranch. Perhaps the insurance company would be willing to pay for this expense as a way of mitigating future claims. Rich reviewed the timeline of events with the board explaining that the ditches and head gates were properly managed so as not to flood other homeowners further downstream. There was simply too much water being sent from the neighboring ranch and it had nowhere to go but to flood Melody Ranch.

~ The board will meet with Nicole Krieger on Friday morning to discuss the gravel mine operations. One of the concerns is whose fight is it; HOA or county and are there other neighborhoods that want/should be involved as well? The facts remain that the mine violated the court order in production volume and the DEQ doesn’t seem to be interested in monitoring operations. The County is waiting for the Supreme Court to make its ruling to see how to move forward. The HOA would like compliance of the court order and the law, and would like the DEQ to be involved in the public health aspect.

10) Adjournment 7:15