

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, June 23, 2015, 4:00 pm

MINUTES

1) CALL TO ORDER: 4:03

Board Members Present:

Todd Ellingson

Jonathan Robinson

Flo Phillips

Alan Nevius

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

Guests: Rich Bloom, Alex Norton, Eric Hostettler

2) Homeowners & Guest Time –

~ Rich Bloom and Alex Norton from the County Planning Department addressed the board with concerns about the County Commissioner's plan to rezone the east section of Melody Ranch. They discussed how changing the zoning to Zone 4 would address the PUD where it is silent regarding the building of dormitories and group homes. There will be a County Commissioners meeting to discuss this and homeowners are being asked to send emails, visit with the commissioners and or attend the meeting to request Melody Ranch stay in Zone 3 and address that these changes are contrary to preserving and maintaining the character of Melody Ranch.

The board discussed this after the guests left and decided to send out a brief and concise email blast letting homeowners know about the situation and requesting them to contact the County Commissioners about Melody Ranch not being changed to Zone 4. The board will also send a letter on behalf of the entire HOA making this request.

3) Approval of Tuesday, May 19, 2015 Minutes

Todd moved to approve the May meeting minutes. Flo seconded the motion. All voted in favor.

4) DRC

a) Aronowitz – Lot 2-066, 4129 Mustang Drive (Addition)

Todd moved to approve the amended addition for this home. Flo seconded the motion. All voted in favor.

b) Morgan – Lot 1-017, 4205 Fallen Leaf (Patio)

Alan moved to approve these amended plans. Flo seconded the motion. All voted in favor. These plans do not include the fire pit and the homeowners will need to present a separate request for permission to install it.

c) Thomas – Lot 2-112, 796 Sycamore Drive (Deck)

Todd moved to approve this deck. Flo seconded the motion. All voted in favor.

d) Hunt – Lot 2-052, 4207 Melody Ranch Dr (Deck extension)

Todd moved to approve the extension of this deck. Flo seconded the motion. All voted in favor.

e) Jarvie – Lot 1-128, 4385 Kestrel Ln (Greenhouse)

The board discussed the proposed greenhouse as it relates to the design guidelines. The guidelines indicate that an accessory structure is permitted provided it is linked with a fence, trellis or other architectural path. Alan moved to approve the greenhouse conditional upon the linkage and conforming language. Flo seconded the motion. Three board members voted in favor with one opposed.

- f) Tillemans – Lot 2-038, 4281 Chickadee Circle (Change size of windows)

Todd moved to approve the enlargement of windows and addition and staircase extending to the exterior porch of the guest bedroom. Alan seconded the motion. All voted in favor.

5) LRC

- a) Gute – Lot 1-202
- b) Martin – Lot 1-176
- c) Steele – Lot 1-012
- d) Vignaroli – Lot 1-158

The Landscape Review Committee recommended approval of martin, Steele and Vignaroli. Gute will need to do some additional planting before receiving approval for the landscape deposit to be returned.

6) Report of Officer

- a) Secretary Treasurer
 - i) Delinquent HOA Dues Report

There is one homeowner who is nearly a year behind in dues. GTPM has made numerous efforts to collect and notify her of the delinquency. The board would like to send one final notice via FedEx before filing a lien.

- ii) Financial Review – May 2015

Rob reviewed the financials for May. Income for the month was \$18,752 and expenses totaled \$25,162.

Todd moved to approve the treasurer's report. Jonathan seconded the motion. All voted in favor.

7) GTPM

We received notification from Wyoming Landscape that they not only sprayed for broadleaf this spring but had to treat noxious weeds as well due to the early Spring and wet conditions. They recommend another noxious application in the fall even though the board had wanted to keep the weed spraying down to two applications. The board agreed and will have a second noxious weed spray done in the fall.

Mike May wrote to the board after the Tribal Trails Connector letter from the board was distributed. While the board opted not to take a position in support or opposition he wanted to have them review and state a position on the road. The board at this time wants to maintain a neutral position.

8) Violations - Violation Log

Reviewed the violation log for May.

9) Action Items

- a) Entry Proposals

We received two bids from landscape architects to create an entry to each of the roads that go into Melody Ranch. Flo moved to hire Heidi Leeds. Jonathan seconded the motion. All voted in favor. We will invite her to the September board meeting to review the scope of work. The board would like her to bring ideas from previous jobs with some concepts and choices ranging from high to low end projects.

b) Open Space Tree Requests

The language to allow open space landscaping was reviewed. The board has decided to add language regarding the need for reclamation of the areas that are disturbed. In addition, any work must be harmonized with the natural surroundings.

*** On June 30, 2015 the board voted by email to approve the open space landscaping policy and have the notice posted to the website and included in the newsletter.

10) Old Business

a) Sales Office Extension

GTPM will work on the paperwork to extend the current change of use permit. We will continue to look for someone who might help with the removal of the building. Flo will check with Brian Nystrom and see if he knows anyone who does that kind of work in the area.

11) New Business

a) Website Update

The current Melody Ranch HOA website is becoming antiquated and needs to be updated. We received a bid from the current website developer and have requested a second bid from another local designer.

~Evergreen Tree care notified GTPM that the trees are infested with Aphids. He explained that he sprayed for them in the spring but they have migrated from neighboring trees. If they are not sprayed, they will lay eggs in the new growth and it will take twice as long to kill them next year with a minimum of two applications. He will charge the HOA the same as in the spring -- around \$6060. The board discussed this over email and voted to have Scott spray for the Aphids splitting the expense between Tree Maintenance and Tree Spraying.

12) Adjournment 6:14