

**THE MEADOWS AT MELODY RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, March 27, 2007  
Minutes**

- 1) Call to Order (4:40pm)
- 2) Attendees
  - Brett Kroger
  - Wes Flanagan
  - David Kaufman
  - Karen Van Norman
  - Jay Cunagin
  - Kadie Plummer
  - Lauri Harris
  - Michael Shrotz
- 3) Homeowners' Time
  - a.) Renee Glick – several voice messages regarding dogs across the street barking at (2) different addresses late night and early mornings. Sent dog notices 3/22/07. Complains again about truck next door. The truck is licensed, registered, and being used and is therefore not a violation.
  - b.) Karen Van Norman (present) - had questions about the ponds what is the maintenance going to be. Anything decided? Different liners? It was restated that as they age it will be an ongoing topic that will be ultimately decided on by the homeowners and the board.
  - c.) Linda Denis – Trailer and Grad-All storage on lot 195. Brett is fine with leaving, David K seconded, all in favor.
  - d.) Mike Sullivan – Regarding Horse Trailer notice. They have Cert of Occupancy. Brett makes motion to grant 30 day extension, wes seconds, all in favor.
- 4) Correction, approval, or disposition of minutes of previous meeting – Feb 20, 2007- Brett would like to scale them back, otherwise they are accurate, David K seconds. Email to Board. Brett makes motion to approve with scaling back, David seconds, all in favor.
- 5) Reports of Officers
  - a) Secretary Treasurer
    - i) Financial Review – February 2007 Brett makes a motion to approve financial statements, Wes seconds, all in favor.
    - ii) Aging Report – as of March 23, 2007. David K would like notices to go out to homeowners who are delinquent over \$500.
- 6) Reports of Board & Standing Committees - None
- 7) Reports of Special Committee – None
- 8) Old Business –
  - a.) Craig Kirkpatrick – will not have Certificate of Occupancy by deadline set by board of 3/31/07. Issue tabled until next month. Decided that the start date is when the excavation is begun. Do further research on other unfinished projects in Melody Ranch.
    - i.) The Board would like clause added to the ARC checklist which will state that a copy of the building permit must be provided to the HOA once excavation begins, etc.

- ii.) The Board would like to investigate this “start date” issue further and find out which construction sites are “dragging their feet” over 2 years for April meeting.
    - iii.) The Board would like to have a strategy by following the design guidelines and stipulations to direct them by April meeting.
  - b.) John Mann – Gravel Parking spot on Balsam Lane. Sent 2nd notice.
  - c.) Received \$2500 damage deposit from Petra Simon, lot 24, Fallen Leaf Lane.
- 9) New Business –
  - d.) Chip Seal – which roads? Needs to be scheduled. Jay and David K. will collaborate with Tony from Evan’s construction for next board next meeting. Jay will keep an ongoing road work spreadsheet with what work was done, when, and on which roads.
  - e.) Pavement painting - do we need in 2007? Decision will be tabled pending on what happens with doing the chip seal.
  - f.) Tree Spraying- It was noted that this service would be needed every year and should remain in the HOA budget. Brett made a motion to approve, Wes seconded.
  - g.) Michael Schrotz stopped in to the Board meeting (not on original agenda) with a proposal to have controlled fires to maintain open spaces. The Board in attendance voted to do a test burn. No date set.
  - h.) David K proposed sending out a newsletter soliciting volunteers for various committees. Brett recommended posting on the website instead of mailing. David K would like the following committees to be formed:
    - i. infrastructure committee
    - ii. newsletter committee
    - iii. Park committee
- 10) Announcements –
- 11) Adjournment - meeting adjourned at 6:00