

*The Meadows at Melody Ranch*  
*Homeowner's Association*  
Board of Director's Meeting  
Tuesday, November 17<sup>th</sup>, 2009, 5:00 pm  
**MINUTES**

CALL TO ORDER: 5:03

Board Members Present:  
David Kaufman  
Rich Bloom  
Bob Hammond  
Brett Kroger

GTPM:  
Robbi McCain  
Cynthia Wiley

Guest:  
George Thompson

- 1) Homeowners' Time –
- 2) Approval of October 20<sup>th</sup> 2009 Minutes  
Rich Bloom moves to approve the minutes. Bob seconded. All in favor.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – October 2009  
Robbi reviewed the financials with the board.
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
  - a) Landino Shed - 670 Palomino Dr (RU2- 084)
  - b) Moser Patio - BBQ pit – 1288 Melody Creek (Lot 198)

David Kaufman (ARC) made a recommendation to approve the Moser patio – bbq pit request made to the ARC committee; Brett Kroger moves to approve; Rich Bloom seconded, all in favor. The ARC needs an actual site plan before the shed can be approved.

- 5) Landscape Review
  - a) Laurie Bush  
The Board of Directors recommends the return of the deposit. The deposit will go towards Laurie's HOA dues.
- 6) GTPM
  - a) Storage Spots  
We are currently out of storage spots. There are 17 homeowners that have two spots. The board is fine enforcing the RV Parking Rules & Regulations: Two RV parking spot per lot owner, while empty

spaces are available. Should all spaces become occupied and a homeowner without a spot would like one – the last homeowner to receive 2 spots must relinquish the second spot, and so on, as necessary to provide RV spots to a requesting homeowner who does not have one.

7) Violations

8) Old Business

a) Website Layout

The Board received two bids. The Board went Tracy Lamb.

b) Developer – Boulders (2 Ft Rule)

Rich Bloom suggested we run the rule past Paul D'Amours.

c) ISD

Paul D'Amours is working on this.

d) Chickadee Circle Park

In the spring we will have the landscape company come in and grade it out so the water drains to the culvert.

e) Snow Removal

David Kaufman will sign the contract between the HOA and WY Landscape Company.

f) Post Office Boxes

Work is still in progress.

g) Townhomes

Waiting to hear from the legal committee.

h) Audit on HOA Books

George Thompson and the board discussed the audit. George stated that an acceptable audit is once the HOA is turned over; you audit the books for the previous year. In Melody's case, the audit would be on 2008 books since GTPM has been doing the books since March 2009. GTPM will check with Paul D'Amours on the language for the audit in the CC&R's.

i) Gate - Storage Area

Bob Hammond will email David Quinn with the punch list.

j) Nelson: Transition Issues

k) Reclamation efforts of office area

David Quinn did back fill the trenches, rock rake and throw seed down. He still needs to remove a pile of dirt and other debris. The fences still need to be removed. GTPM will check with David Quinn to see if he wants the fences or if GTPM can fix them.

l) Tap Fee Plus Interest

m) Landscape Easement

Waiting to hear from the legal committee.

n) Culvert

The culvert is fixed.

o) Park

Rich Bloom thinks we should turn the work Randy Bosch worked on over to Paul D'Amours. Paul and David Larson should work on the Park together.

p) Fences

GTPM will look at all the fences in Melody Ranch this winter.

9) New Business

a) Tree Replacement – Next Year's Budget

Rich Bloom would like to add a line item in next year's budget for tree replacement.

10) Adjournment @ 7:10