

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Tuesday, November 16th, 2010, 5:00 pm
MINUTES

CALL TO ORDER: 5:05

Board Members Present:
Bob Hammond
David Kaufman
David Quinn
Brett Kroger

GTPM:
Tina Korpi
Cynthia Wiley

Guest:
Brian Parker

- 1) Homeowners & Guest Time –
 - a) Brian Parker (Lot 119) – Maintaining Open Space
The Parker's built a creek into the open space and has a cart sitting in the open space. The Board has agreed to allow for the creek to stay as long as the Parker's maintain the creek. If the Parker's sell their house, they will have to reclaim the open space. The Parker's will need to move the cart back on to their property. Paul D'Amours will draft a license agreement for the Parker's to sign.
- 2) Approval of October 19th, 2010 Minutes
Brett Kroger moves to approve the minutes. Bob Hammond seconded. All in Favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – October 2010
The Board reviewed the income statement. The balance sheet is still not accurate, but GTPM is working with the accountants.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list
- 4) Architectural Review Committee
 - a) Bloom Preliminary Drawing - 4390 Kestrel Ln (Lot 127)
The Board would like the vertical board removed, stager the siding and keep the trellis.
 - b) Landino Zip Line – 670 Palomino – (RU2 – 84)
Need more information - Tabled
- 5) Landscape Review Committee
 - a) Meredith Landino – 670 Palomino - RU2 – 84
Tabled
- 6) GTPM
 - a) Insurance Bids
GTPM will have numbers for the Board at the next meeting.

b) Speed Limit Sign – Melody Creek Lane Entrance

The Board would like GTPM to erect a speed limit sign on Melody Creek Lane before Balsam Lane.

c) Christmas Tree Pick Up – Time Frame

GTPM will pick up Christmas trees and dispose of them on Tuesday, December 28th, Tuesday, January 4th & 11th.

d) Feedback on WLC – Summer Work

The Board was fine with Wyoming Landscape Company's work this summer.

e) Noxious Weed Cost Share Program – Feed Back

Melody Ranch HOA should receive a full cost share of 40% - just under \$7,000 at the beginning of 2011.

7) Violations

i) Violation Log

The Board reviewed the violation log.

ii) Violation Follow up: Korte (Lot 2) – Remove paths next spring

Ahlum (Lot 117) – Removed Fire Place

Parker (Lot 119) – Discuss with Board

8) Old Business

a) ISD

Tabled

b) Post Office Boxes

Tabled

c) Audit on HOA Books

Tabled until Transition

d) Transition Issues

Dave Larson is looking into the sewer line and 3rd well study.

e) Park

Tabled

f) Fences

Dave Larson is going to write a letter to Tim Dykema. Jim Lever is supposed to be sending a signed licensed agreement to Paul D'Amours.

g) Water Engineering Services

Tabled until Transition

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for the County to proceed

i) Respond to the County pulling the \$40,000 in promised funding to repair defects in the accepted pathways
Postponing the letter until the Park issue is resolved.

j) Ponds
Tabled until February 2011

k) Water Rights
Francesca Paolucci-Rice will be attending the December 21st meeting.

9) New Business

10) Adjournment @ 6:35