

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, November 20, 2012, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:05

Board Members Present:

Nancy Hoffman

Bob Hammond

Rich Bloom

Kristine O'Brien

GTPM:

Tina Korpi

Demerie Northrop

DeNesha Anderson

Rob Bacani

Guest:

Buck Buchenroth

1) Homeowners & Guest Time –

Buck Buchenroth discussed the estimate for work that needs to be done on the ponds. The pond adjacent to Fallen Leaf Lane liner has failed. He recommends the installation of a float system to help the large pond maintain a constant level – along with relining the pond. There are several options available to repair, ranging from complete removal and disposal of the pond's liner, installing a trench with conduit from the pump house and relining the pond to simply re-grading the pond and burying the current liner. The cost to reline the large pond would exceed \$100,000. The several smaller ponds have a liner that, although pieced together, is in good shape and simply needs to be covered completely. These small ponds get a lot of use and will cost around \$15,000 to repair.

2) Approval of October 16, 2012 Minutes

Nancy Hoffman moved to approve the minutes. The motion was seconded by Kristine O'Brien. All voted in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – October 2012

Nancy reviewed the financials with the board and Rob Bacani. There was discussion about getting a draft budget put together in time for the December board meeting. The board would like to look at the last several years to get a good handle on the potential costs Melody faces in the coming year. There are a few items in the financials that will need to be recoded. There was also discussion about increasing dues from \$75 to \$80 per month. Once Nancy looks at the upcoming budget with Tina and Rob we will get a better idea of what may be needed. Dues have not increased since 2008. It may be time to try an annual increase of 3% and do this every year. It would also be helpful to have an overview of projects that will require funding in the years to come. Tina will put this together with Nancy.

ii) Delinquent HOA Dues Report

DeNesha reviewed the delinquent accounts and discussed with the board how to proceed in the future. They would like the 1<sup>st</sup> and 2<sup>nd</sup> letters to automatically go out to any delinquent

accounts, and to discuss anything that would require a “cost to process” with the board before moving forward with further action.

- 4) Architectural Review Committee  
Nothing to discuss

- 5) Landscape Review Committee

- a) Knight – 4210 Fallen Leaf Ln (Lot 19)

Plans were unanimously approved by the committee. The BOD approved the return of the deposit.

- b) Kravetsky – 1262 Melody Creek (Lot 207)

Plans were unanimously approved by the committee. The BOD approved the return of the deposit.

- 6) GTPM

Tina reported that there is liability coverage for the ice rink as well as the Nordic track. Additionally, the 2 pump houses and the sales office endorsements have been carried over and are also covered.

The Ice Rink Committee will be advised of the liability coverage and asked to present to the board signs to have posted at the ice rink including a “Skate at your own Risk” and another with a list of rink rules. A bully barn will need to be purchased to store the rink in the off season.

GTPM will have large, covered trash cans purchased for the rink and will have them emptied as needed.

GTPM will also have the rubber bands that are currently littering the ground by the mailboxes cleaned up with a reminder to go out to homeowners about their responsibilities to keep it clean.

GTPM will look into the cost of an electronic gate or some alternative for the storage facility to keep the gate closed.

- 7) Violations

No discussion.

- 8) Old Business

- a) ISD

The ISD has been formed, the board elected and will have its first meeting December 5.

- b) Transition Issues

Nothing new to discuss

- c) Park

The county approved the two access easements and landscape memorandum of understanding. The HOA has the legal right to plow the parking lot and maintain the mailboxes. Have not seen the playground equipment yet, but we have been assured that it is in the works.

- d) Fences

This is an issue for Dave Larson to take care of. All road and the unencumbered open space lots have been turned over.

- e) Water Engineering Services

The BOD would like to receive monthly invoices from Jorgenson sent to Nancy.

- f) South Park Loop Developer Mitigation Money Per Keith  
Sean O'Malley and Keith Gingery have not done their part yet, so there is nothing new.
- g) Water Rights  
Paula Stevens for the County is still tracking as part of outstanding obligations of the PUD; there is nothing new to report here.
- h) Sewer Proposal  
Rich has signed a contract extension for no additional cost. The grinder should be going in in December.
- i) Infrastructure Mapping  
GTPM will send letters to homeowners that don't have a curb stop located by February.
- j) Water Usage  
We are not capturing all of the water usage potential for some owners, as there are likely a few homeowners unknowingly "poaching" water by having their sprinkler systems tied in before the meters. We are pursuing a solution to identify these owners.
- k) Ponds  
\$15,000 seems reasonable to fix all of the smaller ponds. There are currently too many unknowns to commit to any repairs on the big pond for now. If we wait a year or so we will have a better idea of costs related to the ISD and can budget for the big pond repair accordingly. The board would like to put a budgeted allowance for pond repairs in the draft 2013 budget at \$15,000.
- l) Park Committee  
Lee Bushong will groom the cross country ski track on an as-needed basis for \$180 per time. It will be 6' wide and usable for classic and skate skiing. He will also groom around the ice rink. We have committed to no more than 20 groomings without specific approval. \$3,600 will be put in as a budgeted allowance for ski track grooming in the 2013 draft budget.

9) New Business

We will request email addresses in the proxy that goes out for the annual meeting as well as in the newsletter, as it is a nice way to contact everyone quickly about small matters.

We will look at the Rules and Regulations for language concerning the posting of political yard signs since there were some issues with that this fall.

10) Adjournment at 7:24