

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 19, 2013, 4:30 pm

MINUTES

CALL TO ORDER: 4:28

Board Members Present:

Rich Bloom

Bob Hammond

Mark Heineken

Nancy Hoffman

Absent:

Kristine O'Brien

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –

Chase Horsburgh stopped by to inquire with the board about his request to plant some trees just outside his property line in the open space. He lives at the end of Sandy Creek on lot 1-87.

Rich explained that the board has consistently denied requests like this in the past because it tends to extend homeowners' backyards into the common area. It is ok for Mr. Horsburgh to plant trees towards the edge of his property line that bounds the open space.

2) Approval of Tuesday, October 15, 2013 Minutes

Nancy moved to approve the minutes. Mark seconded the motion. All voted in favor, with Nancy abstaining as she was absent for October's meeting.

3) ARC

a) Joy – Lot 1-029: 4430 S. Fallen Leaf (Back Deck Overhang)

The ARC recommended the approval of this plan – Mark moved to approve the roof over the back deck. Nancy seconded the motion and all voted in favor.

b) Lamppa – Lot 1-11: 4345 S. Fallen Leaf (New Construction)

There were a couple issues that were pointed out by 2 members of the ARC that were not in compliance with the design guidelines, specifically, the long front exterior wall is over 30' in length and there is a jog that is only 2' instead of 4' in the back by the mud room entrance. The board would like the remaining ARC members to weigh in so we can offer one set of recommended changes to the Lamppa's to avoid multiple submissions.

c) Lyons – Lot 2-58: 4163 Melody Ranch Dr. (Privacy Fence)

The plans for this fence are beyond the setback and are not approved.

4) LRC

a) Robinson – Lot 1-200: 1286 Melody Creek Lane

GTPM did a walk through this property and it appeared that all of the required items were planted. There is a port-o-potty still on the site but all the other requirements seemed to be met. Nancy moved that the homeowner be returned his deposit once the port-o-potty is moved (or a reasonable explanation for its presence is given). Mark seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The list has been whittled down quite a bit. There has been some confusion with a few homeowners who signed up to receive their statements online but then forgot. GTPM has been in touch with them and they are clearing up their delinquencies.

ii) Financial Review – October 2013

There are a few items that need to be placed under different categories. Rob at GTPM will make those changes.

iii) Review Draft 2014 Budget

By year's end we should have some actual numbers to plug into the 2014 budget – landscaping, weed spraying, management fees, insurance, ponds ... GTPM will work on securing those bids for the next meeting for the board to decide. With an increase in some fees, it looks like the proposed increase in RV Storage charges will be needed. Several line items were adjusted on the expense side to reflect actual increasing costs. GTPM will incorporate all changes for the next meeting. We will attempt to finalize the budget at the December board meeting.

6) GTPM

~ A homeowner has inquired about adding a canoe/kayak storage rack in the RV Storage area. This would free up some larger spaces and eliminate the potential violations for some homeowners. GTPM will research designs online.

~ A homeowner inquired about the possibility of having a clicker to enter the RV Storage lot in addition to the keypad. GTPM will check into the cost of that option.

7) Violations - Violation Log

No discussion

8) Old Business

a) Transition Issues

All hydrants and valves have been repaired and the streets where they dug down have also been repaired. However, there are some homeowners that have contacted GTPM about their property, sprinkler heads and other landscaping being “damaged” in the process. The response from Jorgensen was that it was up to the homeowner to repair any damage. The board agrees that the damage will be repaired and homeowners will be made whole and they do not want this issue to hold up the transition – the ISD and HOA boards will figure out a solution for those lots.

All transition items from the developer should be completed by the end of the year.

b) Fences

The Dykema fence has been taken down and moved. Paul D'Amours will continue to follow up with Dave Larson on the fence encroachment by Lever that is still not resolved.

c) Ponds

There will be more repairs needed in the spring on other areas in and around the ponds. Nancy will research needs with the same contractor that did the work this fall and bring that information to the final 2014 budget meeting in December.

d) Park Committee

There was no discussion about the parks at this week's meeting.

e) Seherr-Thoss Mining Permit

There appear to be quite a few homeowners who are sending their letters to the state about this issue. Comments will be accepted until December 6th. GTPM will send a reminder to homeowners to submit their formal objections/comments before the deadline. There is ongoing communication with the county and they will also be voicing their formal objections. Several other neighboring homeowner associations are also getting involved and sending comments to the state to object to the mining permit. The HOA board submitted a guest shot about this issue to the newspaper which will be published in this week's edition.

9) New Business

a) Pond #1 reclamation

b) Committee Appreciation

New business was not discussed and will be added to next month's agenda.

10) Adjournment 5:58