

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, OCTOBER 21, 2008, 4:30pm
MINUTES**

In Attendance:

**Bob Hammond
David Quinn
Dave Kaufman
Jay Cunnigan
Nick Orsillo
Brett Kroger**

CALL TO ORDER by Dave Kaufman at 4:40 p.m.:

- 1) Homeowners' Time –
 - a) Frank Lyons came to meeting, all fines were waived.
 - b) Jon Pirtle discussed his lack of knowledge about caliper of trees; he did plant an abundance of other trees and requested approval of landscape.
 - c) Bob Hammond said his landscaping was complete and asked for approval.
- 2) Correction, approval, or disposition of minutes of previous meeting. Minutes Approved – September 16, 2008. Motion by Dave Kaufman, seconded by Bob Hammond.
- 3) Reports of Officer
 - a) Secretary Treasurer
 - i) Financial Review – September 2008. Brett Kroger motioned for approval. Bob Hammond seconded. August 2008 Financial approved by incorporation of corrections in September 2008 financials.
 - ii) Aging Report – as of October 17, 2008
- 4) Architectural Review Committee –No Business
- 5) Landscape Review Committee – Need Volunteers. Requested inspections:
 - a) Approved for return of deposit: Lenor Taggart, Jon Pirtle, Kravetsky. Landscapes not approved: Kirkpatrick need one tree, Webster needs to find letter from county re swale approval, Perez – need multi stem and sprinkler heads. Gil Denis and Shanor need to match checklist to actual on their landscaping.
- 6) Violations – Reminder Letter Binder available in office for anyone to review.
- 7) Jay Cunnigan will handle the Gate repair the last week of October.
- 8) Watering schedule update is complete including sprinkler turnoff by school bus stop, per Jay Cunnigan.
- 9) Homeowners past 90 days will receive increasingly strong letters re payment. A lien on their house will be discussed if they do not pay. Send certified letter to Caleb Lyons to make payment arrangements, if no payments received.

- 10) Glory View, the green subdivision now has homeowners; the \$65 per homeowner dues to be collected by their HOA. Further information to be obtained regarding water charges and billing information.
- 11) Nick Orsillo of Wyoming Landscape estimates \$2300 for blowing out the sprinkler system; David Kaufman thought the estimate high. David Kaufman wants to award them the snow plow contract this winter. They are authorized to start on open space mowing; Jay will accompany them on a walk thru.
- 12) Weed and Pest to be contacted on how to get the 50% of costs reimbursed for weed spraying. Spencer of Wyoming Landscape is working on it, they will keep in touch. Need weed spraying certified by a State License.
- 13) Sage Meadow needs to pay their water bill. Their dispute is between Sage Meadows and LVPL. Lien to be filed if they are not current on dues.
- 14) Evans Construction did a good job with the new speed bumps.
- 15) Jorgensen needs to provide expenses through year-end. Need to have them provide estimate and/or budget prior to their billing.
- 16) RV parking update –Send letters to homeowners to remove unauthorized items and clean up their spots – no junk allowed.
- 17) Bike Rack update – Jay to move unused bike rack to area by school bus pickup. Jay to find out if bike rack company will accept checks.
- 18) Next meeting is scheduled to elect new board officers and start planning on putting a budget together.
- 19) T. Kirsten advised that plumbing need to be done on pressure lines that operate pumps. Board requested cost estimate prior to approval.
- 20) Meeting adjourned at 6:30. Motion to adjourn by David Kaufman, seconded by David Quinn.