

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, October 19<sup>th</sup>, 2010, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:02

Board Members Present:

Bob Hammond

David Kaufman

David Quinn

Brett Kroger

Rich Bloom

GTPM:

Tina Korpi

Cynthia Wiley

Rob Bacani

Guest:

Lenor Taggart

Jim Lever

1) Homeowners & Guest Time –

a) Lenor Taggart (RU2 -93) – Dogs Barking

GTPM has received complaints about Lenor's dogs barking from Glory View homeowners. Lenor's immediate neighbors on each side of her have not complained. The Board recommends Lenor and Echo Miller (President of Glory View HOA) to resolve the problem – work it out amongst neighbors.

b) Jim Lever (Lot 44) – Fence Sitting on Open Space

Jim is not ready to sign the license agreement. Jim bought the house in good faith and now the house is going to be disrupted in some way. The Board has agreed to give Jim 30 days to do some more research. On November 19<sup>th</sup>, Jim will need to decide whether to sign the license agreement, remove the fence off from the open space or litigate it.

2) Approval of September 21<sup>st</sup>, 2010 Minutes

Rich Bloom moves to approve the minutes. Bob Hammond seconded. All in Favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – September 2010

The Board tabled the financials.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. Tom Knauss has until Friday, October 22<sup>nd</sup> to make a payment; otherwise a lien will be filed.

4) Architectural Review Committee

a) Delaney Control Fence - 4210 Balsam Ln (Lot 120)

David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Brett Kroger seconded, all in favor

b) Bloom Preliminary Drawing - 4390 Kestrel Ln (Lot 127)

The ARC noted the following: The southern elevation is fine as it has a four foot offset.

All other items preliminarily fine excluding: north wall greater than 30' after addition – will have to have an acceptable architectural break per the amended design guidelines.

- c) Vandenbroeke Deck - 4224 Melody Ranch Dr (RU2 – 97)  
David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Brett Kroger seconded, all in favor

5) Landscape Review Committee

- a) Peter Rork – 4405 Fallen Leaf – Lot 8  
The Board of Directors approves the return of the deposit.
- b) Dannielle Draney – 816 Morgan Ln – RU2 – 122  
The Board of Directors approves the return of the deposit.
- c) David Porter – 4270 Balsam Ln – Lot 165  
The Board of Directors approves the return of the deposit.
- d) Pete Jenkins – 4375 Melody Ranch – RU2 – 10  
The Board of Directors approves the return of the deposit.
- e) Mike Wilson – 1064 Melody Creek Lane – Lot 70  
The Board of Directors approves the return of the deposit.
- f) Rodger Nye – 4405 Kestrel – Lot 126  
The Board of Directors approves the return of the deposit.
- g) Claire Johnson – 4108 Mustang Dr. – RU2 – 73  
The Board of Directors approves the return of the deposit.
- h) Meredith Landino – 670 Palomino - RU2 – 84  
Tabled

6) GTPM

- a) Insurance Bids  
Tina is working on getting 2 or 3 bids. The renewal date is not until 12/31/10.

7) Violations

- i) Violation Log  
The Board reviewed the violation log. The Board would like to be a little less lenient with renters when they violate the Rules & Regs.

- ii) Open Space Violations

4200 Balsam Lane – The homeowners have built a fountain with running creek that flows into the open space. Their pump unit and creek reside in the open space. Also they have placed a cart in the open space. These items need to be removed.

4180 Balsam Lane – The homeowners have an outdoor fire pit sitting in the open space.

4100 Balsam Lane – Major number of structures, low plantings and pathways built in the open space. All the stuff south of the fence needs to be removed.

8) Old Business

a) ISD

Paul D'Amours will contact Keith Gingery to find out the county's preference with regard to its properties being included within the ISD boundaries. It may be an item the county will want to deal with in a workshop. Dave Larson is expecting that the board will take the lead in collecting signatures and would also like to, at the same time, obtain consents for abandonment of the water rights under the residential lots and streets.

b) Post Office Boxes

David Quinn to check on drawings for a modified entrance. The committee has come up with 4 new spots. They want to build 3 of the 4 locations to start. The last location would be built in conjunction with the neighborhood park. Rich Bloom would like to hire some kind of engineer services to make plans of the pull outs, mailboxes etc. David Kaufman will get a price for design work.

c) Audit on HOA Books

Tabled until Transition

d) Transition Issues

According to Paul D'Amours,

- Sewer Service Line location. Dave Larson said that it looks as though the questionable sewer service line may be located too close to the wells and they are looking at potential resolutions.
- Stand-by generator. Dave Larson said that last he heard, the slab for the stand-by generator was being poured, and LVE was ready and willing to do the connection once it arrives.
- Waterline easement across agricultural open space. The easement document simply needs to be prepared and executed.
- Updated set of as-builts. In process. According to Dave Larson, many of the problems were the result of the computer program that was used that apparently truncated certain water and sewer lines.
- Third Well Study. Dave Larson had asked for additional information from his engineers regarding the well study. He said that the usage was very high in the summer due probably to excessive watering of lawns. The average daily use in January is approximately 164,000 gallons a day; the average daily on August 4 was approximately 803,000 gallons a day. The two existing wells produce approximately 972,000 gallons per day. Dave Larson thinks that even with these high usage numbers, they meet DEQ requirements with their wells and the associated storage tank, but he is continuing to look into it.

e) Park

The Board would like to know where and when the meeting will be held. The Board would like to see an agenda.

f) Fences

Brett Kroger would like to start a fine schedule for Tim Dykema. He is in violation and we fine other homeowners who violate the rules & regulations. Rich Bloom suggested Dave Larson write a letter to Tim Dykema.

g) Water Engineering Services

Larry Pardee hasn't had a chance to look at them. The Board would like to set up an interview with each company on November 9<sup>th</sup>, 2010 from 12 – 1. The Board would like Larry Pardee to be present as well. GTPM will check references prior to the meeting.

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled - 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

Tabled - Postponing the letter until the Park issue is resolved.

j) Ponds

Tabled until February 2011

k) Water Rights

GTPM to set up a meeting with Francesca Paolucci-Rice w/ Jorgensen to discuss water rights.

l) Solar Powered Speed Light Signs

The Community Service Officer brought down the portable speed radar. It is currently sitting on Balsam and then will be on Melody Ranch the following week. We will get some data after the two weeks. GTPM will contact the Gocke's to see if they notice a difference.

9) New Business

a) Snow Plow Bids

Rich Bloom moves to go with Wyoming Landscape Company for a 3 year bid. Brett Kroger Seconded. All in favor. The Board would like Paul D'Amours to add an exit clause to the contract.

b) Mailing Software

Rich noted there was no cost for mailings up to 1000 people. Rich Bloom moves to go online to register for the software. Dave Quinn Seconded. All in Favor.

10) Adjournment @ 7:45