

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, October 18th, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:04

Board Members Present:	GTPM:
David Quinn	Cynthia Wiley
Bob Hammond	Tina Korpi
David Kaufman	
Rich Bloom	

- 1) Homeowners & Guest Time –
- 2) Approval of September 20th, 2011 Minutes
David Kaufman moves to approve the minutes. Bob Hammond seconded. Rich Bloom Abstains. All in favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – September 2011
Cynthia reviewed the financials with the board.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
 - a) Donley Addition – 4285 Kestrel Ln (Lot 159)
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Bob Hammond seconded, all in favor.
 - b) Rolater Control Fence - 1208 Melody Creek Ln (Lot 58)
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Bob Hammond seconded, all in favor.
 - c) Cooper Trim Color - 4211 Melody Ranch Dr (RU2-51)
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Bob Hammond seconded, all in favor.
- 5) Landscape Review Committee
 - a) May – 4245 Polo Pony Rd (RU2-16)
The Board of Directors approves the return of the deposit.

6) GTPM

- a) Purchase of Snow Stakes – The Board approved for GTPM to purchase an additional 200 snow stakes.

7) Violations

- i) Violation Log

The Board reviewed the violation log.

8) Old Business

- a) ISD

The letter has been approved by Dave Larson. The Board is ready to send the mailing.

- b) Audit on HOA Books

Tabled until Transition

- c) Transition Issues

1. Election of all board members. Three “developer appointed” positions will be up for election (David Quinn, Brett Kroger & Bob Hammond). The Board would like some continuity and would like Bob to run for an elected seat in March. Brett Kroger is not interested in continuing on the board after the annual meeting. David Kaufman’s elected position’s three year term will be up in March. David is not going to run for the board again. David Quinn will resign immediately to facilitate transition – but will be invited to meetings as a non-voting representative of the developer until all transition items are complete. The board will fill those vacancies at its next meeting until the March annual meeting. All three developer seats plus the one expired elected seat will be up for election at the annual meeting in March.

2. Turn over requirements of section 3.8 of the CC&Rs. Would be willing to "go back a couple years" for an audit.

3. Relocation of Sewer line. Looking at two possible solutions: (1) relocation of line; (2) "double pipe". They are leaning towards a pressurized line. David Quinn said he should know more in the next couple of days.

4. More complete records of infrastructure. All records in the possession of MRDN Corp. or Jorgensen have been turned over.

5. Proof of adjudication of surface and ground water rights. Ongoing.

6. Cap abandoned well. David Quinn Believes it is completed. Will verify by taking a photo for the Board.

7. Formation of ISD. The Board is sending out a mailing.

8. Execution of License Agreement. Will revisit and seek cooperation from Dykema. May require suit. David Quinn signed the Lever & Parker agreements. They need to be filed with the County.

9. Turnover of Recreational Open Space. OK to proceed – bill of sales will be prepared.

10. Turnover of Road System. OK to proceed – bill of sales will be prepared.

11. Turnover of Sewer System. OK to proceed – bill of sales will be prepared.

12. Turnover of Water System.

a. Third water supply well. Developer will have forthcoming a rebuttal letter from Thomas at Jorgensen. Developer still does not believe a third well is necessary.

b. Leak testing and repair. Leak testing to begin soon. All curb stops have been located.

c. Valve replacement. Some confusion over issue. Believed issue with valves resulted from kids throwing rocks into riser pipes. Developer will look into valve issue.

d. Control of the water system. No turnover of control to HOA until turnover of water system, unless HOA wishes to hire another water system operator from Jorgensen. David Quinn didn't know if Jorgensen had more than one certified operator.

13. Reserves. No.

14. Dykema letter. Will review. See #8 above.

d) Park

Bob Hammond will contact Steve Ashworth to see about tying the two landscapes together. The HOA would like to see a share use agreement of some sort. Rich will work with Paul D'Amours and Keith Gingery to get this onto the top of their desks.

e) Fences

Dave Quinn to call Tim Dykema.

f) Water Engineering Services

Tabled

g) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

h) Water Rights

Waiting for Francesca Paolucci-Rice and the Water Board. The Developer is waiting for the abandonment letters which the HOA is working on.

i) Irrigation Ditch (Behind lots 134, 160 & 159)

GTPM will get bids to remove fill from pond and put in the irrigation ditch.

9) New Business

10) Adjournment @ 6:07