

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, October 15, 2013, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Bob Hammond

Mark Heineken

Absent:

Kristine O'Brien

Nancy Hoffman

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –

None

2) Approval of Tuesday, September 24, 2013 Minutes

Mark moved to approve the minutes. Bob Seconded. All voted in favor with Bob abstaining

3) ARC

a) Somers: Lot 1-042, 1115 Melody Creek-- Privacy Fence

The ARC approved the design for the Somers' fence. Bob moved to approve. Mark seconded. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are a few homeowners who have paid their delinquent balances in full. DeNesha will send reminder letters out to those who have made prior arrangements and have fallen behind on their agreements. Storage spots can be revoked for delinquent dues. Intent to file lien letter will be sent to one homeowner who has not communicated about dues or intent to pay.

ii) Financial Review – September 2013

Lower Valley Energy (LVE) will be splitting the utilities between HOA and ISD according to ownership. HOA will send a check to the ISD for water that is billed out.

There is still \$240,000 left to transfer to ISD for water and sewer.

iii) Review Draft 2014 Budget

Collapse rows for ice rink and water charges. Add line item for three water meters that will be added (Chickadee Park, Melody Ranch Drive open space, area in front of RV Storage).

Cross country track will have a higher cost this year. Projects next year to include:

landscaping the open space/sled hill; and possible irrigation at the Munger View mailbox

island. There may be a 20% increase in RV storage fees; show both rates on next draft of pro forma budget. GTPM will discuss the changes in its management fees considering ISD/HOA

responsibilities separately.

5) GTPM

- ~ Greg and Mindy Sturgis have asked about the status of their suggestion to add a Little Free Library to Melody Ranch. GTPM will send them a letter explaining that we are working on long-range plans for the old sales building that may include a community center.
- ~ The crushed culvert exiting the pond and across the pathway has been repaired.
- ~ Storage Yard gate replacement is progressing. LVE meter and the electronic components will be done the last week of October. The gate is ordered and will be installed when it arrives.
- ~ GTPM will send the summer scope of landscaping work to the board for review. It is ok if it is bid in pieces (if one company wants to do the mowing and another one wants to weed spray etc.)

6) Violations - Violation Log

7) Old Business

a) Transition Issues

Evans Construction will be digging up and repairing water valves and fire hydrants starting the week of October 28<sup>th</sup>. The turnover of the water and sewer systems is expected in November.

b) Fences

The concern with two property owners' fences encroaching on the open space is adverse possession. There is progress in getting a resolution; it is just taking a while to get signatures.

c) Ponds

Repairs have started on Pond 1. GTPM will check in with Buck about the repair of the spillways.

d) Park Committee

~ The price of grooming the ski track has increased to \$265 per time. The board agreed to this fee and GTPM will advise Bushong to limit grooming to 20 times this season.

~ Munger View Park; Bob will visit with Paul Vogelheim and have a conversation about what happened and the process concerning the planting of trees and installation of equipment on the boundary of, and partially in, Melody Ranch's open space.

~ Sledding Hill is taking shape and will measure about 22,000 square feet. WLC will hydro-seed the hill this fall with native grasses. The HOA will shop the cost of adding irrigation to the hill to be done first thing in the spring. GTPM will fence the area around the hill once the snow melts to keep kids off of it while the grass takes.

8) New Business

a) Seheer -Thoss mining application

The main questions Melody Ranch has are: What is going on with the mine? What are others doing about it? Do we need Melody Ranch board or homeowners to participate in some way? The board authorized Nicole Krieger to spend a couple hours conducting research and work on the mining issues. The additional concerns of the HOA concern the size of the mine, noise, truck traffic, air quality and its hours of operation.

b) Ice Rink

It is important to find out from Jim Watson about the liability insurance for the rink. He is meeting with the underwriter the week of October 21<sup>st</sup> and will ask about adding coverage on the policy. The board is concerned about the cost of an additional rider, as it may be cost prohibitive. This is time sensitive, as we will want to know before the rink is assembled for the season.

9) Adjournment 5:50