

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, October 21, 2014, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Alan Nevius

Mark Heineken

Kristine O'Brien (by phone)

GTPM:

Demerie Northrop

Tina Korpi

Rob Bacani

GUESTS:

Bob Hammond

Nancy Hoffman

1) Homeowners & Guest Time –

Nancy Hoffman addressed the board regarding her resignation. Nancy has reviewed the Reserve Study that was conducted and noted that the board will need an additional \$34,000 by 2019 to have in reserves to cover anticipated repairs in the irrigation system. She also wanted to address the board as to the reasons she chose to resign from the board of directors. Nancy's summary comments were shared with all board members and have been made a part of the permanent record.

Bob Hammond volunteered to step into Nancy Hoffman's remaining board term. Her seat is set to expire at the upcoming annual meeting (March 2015). He indicated that he is not interested in a longer term, at this time.

2) Executive Session to discuss replacement candidates

3) Decision regarding available board seat

Mark moved to have Bob Hammond fill Nancy's remaining term. Kristine seconded the motion. All voted in favor.

4) Approval of Tuesday, September 16, 2014 Minutes

Mark moved to approve the minutes. Alan seconded the motion. All voted in favor, with Bob and Kristine abstaining as they were not in attendance at the previous board meeting.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

We had several homeowners pay their dues in full. There is nothing remarkable about the delinquent report as it currently stands.

ii) Financial Review – September 2014

Mark will sit down with Rich, Brett Kroger and Bob Hammond to discuss the financials and the process used by GTPM when processing checks and financial statements. Mark is frustrated with not having enough time to review the financials before the monthly meeting. He also does not want to be presented with a folder full of checks to sign. He said the reconciliation is only off by a couple hundred dollars and that for him, the process is the biggest challenge. He would like to receive the information in a timely manner to provide him time to review it in a thoughtful way.

Mark also announced that he will be resigning his board position effective before the next board meeting.

The bank has flagged our operating account to double check any checks that are processed through it. This is a result of Tina signing 6 checks in error over the past several months. There are 3 (out of 51) HOA's that do not list Tina as a signer for the bank accounts. Melody Ranch is one of those. When the new bookkeeper was hired, she was not informed of this and gave Tina all of the HOA checks to sign. Tina recognizes that she should have been more attentive to the checks she was signing and apologized to the board for the oversight and honest mistake. She explained that there are new processes in order to keep this from happening in the future including each HOA having its own folder for checks to be placed into for signing.

The board would like GTPM to produce a break-down of the legal fees for the past year so they know where the legal fees were spent.

6) GTPM

~ Flo and Wayne Phillips requested that the fence that was on common space next to their yard be replaced. It was necessary to remove the fence to construct the berm behind lot 108 and 109. The fence was in very poor condition and didn't serve a purpose. Bob moved that the board re-install the fence along Flo's property line. Mark seconded the motion. No board member voted in favor. All opposed. The motion failed. GTPM will send a letter explaining the board's decision.

7) Violations - Violation Log

There are no violations of mention.

8) Old Business

a) Seherr-Thoss Update

Rich would like to encourage the board to write letters to the DEQ before Friday's deadline concerning the air quality permit for the gravel mine. He understands that the homeowners are growing tired of this issue and that the homeowners are not interested in spending any additional money on fighting Roger Seherr-Thoss on this issue. There will be a remand hearing by the County Commissioners in the next couple of weeks regarding the issues that the Supreme Court sent back to the local level. This will include days and times of operation, noise, vibration and lights. Bob Hammond would encourage the board to find some middle ground between "radio silence" about future quarry issues and intense involvement.

b) Tree Issues on Lot 1-207, Update and close issue

The board would like to communicate with homeowners about the process; specifically, that the HOA did not spend any money on the investigation of the vandalized trees. The police and soil inspection was done at no cost to the HOA. There were minimal legal fees that accrued once individual homeowners retained the services of an attorney. The homeowner that admitted to cutting down one tree was sent a \$2,500 bill for restitution. He called GTPM and was questioning the amount and indicated that he would be doing some research on the replacement of the tree he removed. After a thorough discussion, the board agreed to reduce the demand for this homeowner to \$1,500. This is based on the actual costs involved in replacing the tree, the required additional ground work needed, the legal issues that were created by his actions, and a fine per the governing documents. GTPM will send him a letter with the revised demand.

The board would like to create a policy about moving trees once this issue is closed.

c) Ski Track – Progress on building culverts

The second culvert arrived and will be installed in the next week. Lee Buschong will work with Alan concerning the grooming of the ski track and when it will need to be tended to throughout the winter.

9) New Business

a) Maria Brecker email regarding screening

No homeowners have complained about her screening. In addition, she has had the screen up for many years, and it is only up seasonally. Given these circumstances, the board does not have issue with this temporary structure.

b) Reserve Study Review and Discussion

The board reviewed the reserve study and was satisfied with the reserve allocation. They would like to consider having the study updated every 4-5 years.

c) Completion of Work on Fallen Leaf Pond

Allan noted we will need to budget next calendar year for the cattail removal and partial replacement with bull rush, adjusting and expanding the sprinklers in the area to fully cover the new contoured cut down pond walls, and some supplemental seeding plus weed removal. These tasks will be rolled into the 2015 budget process.

10) Adjournment 6:20