

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, October 20, 2015, 4:30 pm

MINUTES

CALL TO ORDER: 4:36

Board Members Present:

Todd Ellingson

Jonathan Robinson

Bo Miller

Flo Phillips

Alan Nevius

GTPM:

Tina Korpi

Demerie Northrop

Paul D'Amours, HOA Attorney

1) Homeowners & Guest Time

The board entered an executive session to visit with Paul regarding legal questions.

Executive session was adjourned.

2) Approval of Tuesday, September 15, 2015 Minutes

Todd moved to approve the September 15, 2015 meeting minutes. Flo seconded the motion. All voted in favor.

3) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Jonathan moved to file a lien and file in small claims court for both severely delinquent accounts. Bo seconded the motion. All voted in favor.

ii) Financial Review – September 2015

Reviewed income statement and answered questions regarding misc. income line item.

4) GTPM

GTPM received a letter from a homeowner who is concerned about the lack of enforcement of the dog policy, as he frequently has dog poop in his yard from neighborhood dogs. The board agrees that if a homeowner can identify the dog/owner GTPM will send a violation letter to them. When a dog is spotted without owner and off leash, homeowners are instructed to call animal control, as they are best equipped to handle that issue.

5) Violations - Violation Log

An owner received a \$100 fine for having a trailer in her yard over 7 times in the last two months. She called and stated she didn't have anywhere to store the trailer and didn't want to pay the fine. The board will not waive the fee.

6) Old Business

a) Sales Office Update

Several homeowners have voiced their concerns about a rumor that the sales office is going to be removed. The board wants to emphasize to these owners that they are considering many options and are gathering information to present to the homeowners to try and make a determination as to what to do with the building. GTPM will respond to those owners and let them know that there are no plans to do anything with it at this point in time. The board is happy to hear suggestions and receive feedback from homeowners. However, the old sales office is not a priority for the board at this time.

b) Pond Assessment Review

We have not heard back from Biota yet about their follow up from the last meeting – GTPM will check in with them on this issue. GTPM contacted Lower Valley regarding the cost to install electric to the ponds for the purpose of installing an aerator. An estimate from LVE will cost \$200 per location and they will need a site plan to conduct the estimate of the scope and cost of the transformer, primary and secondary wires for each spot.

7) New Business

a) Storage Facility Items

An owner had the inside of his RV vandalized in the Melody Storage lot. The investigating officer is under the impression that it was kids who were involved. It seems to be an isolated event. GTPM will check the fence and make sure it is secure all the way around.

b) Tree Proposal Lot 1-206

Jonathan moved to table all current pending proposals regarding tree trimming and removal until the policy can be clarified. Todd seconded the motion. All voted in favor.

~ A homeowner has asked to have trees planted on the open space next to lot 1-032. As this issue is tabled, the board will discuss this once the tree policy has been revised.

8) Adjournment 6:47