

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, September 16, 2008, 4:30pm
Minutes**

The meeting was called to Order – David Kaufman

Attendees:

David Kaufman

David Quinn

Brett Kroger

Bob Hammond

Kurt Anselmi

Jay Cunnigan

I. First Order of Business

A. Homeowners' Time –

- a) Board agreed that Mr. Lyons would be sent a letter inviting him to the meeting with copy of previous letter, stating fines will stand until he talks to them. Re: waiver of fines.
- b) Violation form letters invite recipient to meeting, none responded so far. Discussion of Sullivan's email, result to send letter stating that the CCR's require objects to be put away with the goal as a neat front yard, play horses in use on porch are not a violation, leaving them out for months on end goes against the covenants.
- c) Discussion of open garages, for vehicle storage-okay – to store anything else the sides would need to be enclosed.
- d) Extend open invitation to Fred Lamming to meetings – no progress seen by some homeowners.
 1. Letter to Holly Baylor of 4305 Melody Ranch Drive re: upset about the “ponds” and the people cleaning them, stating that the company responsible for the ponds will be asked to have employees utilize time more efficiently. The Board believes the ponds are looking up, the ones with work done look good compared to those that have not had as much work done on them, which shows the pond cleaning is working.
- e) Homeowners with approved plans can go ahead and build without additional permission. Ryan Alan was approved for 6:12 and 4:12 pitch on garage and asked if he could proceed.
- f) Phillip Nolan reported a revolving sprinkler head near 4265 Fallen Leaf - Jay fixed it.
- g) Erik Weber's company hit an irrigation line by irrigation ditch and had it repaired.

B. Correction, approval, or disposition of minutes of previous meeting – August 19, 2008.
Motion approved Brett and seconded by Kurt with draft only removed.

C. Reports of Officer

- a) Secretary Treasurer
 - i) Financial Review – August 2008.
 - ii) Aging Report – as of September 15, 2008
 - iii) Paul D'Amours bill was approved.

Motion made by Brett to table the financials statements pending corrections, others agreed.

D. Architectural Review Committee –possible meet next month for Habitat

- E. Landscape Review Committee – Need Volunteers. Requested inspections:
 - a) Dawn Webster
 - b) Gil Denis
 - c) Deposits to be returned to Simonton and Jarvie

- F. Violations – Reminder Letter Binder available in office.
 - a) Approved that Bud would patrol every week to every other week. Bud to come only two to three times a month and then a violation letter could be sent upon each violation.

- G. Gate repair update from Jay Cunnigan. Jay has to wait until water level lowers, he wants to be able to do it right the first, $\frac{3}{4}$ crush in bottom, diversion structures for energy dissipation.

- H. Watering schedule update from Jay Cunnigan. Some systems have been changed to once a day others have not. Brett commented that the sprinklers near the pathways should be switched over soon.

- I. No Weed spraying update from Spencer from WY Landscape Contractors.

- J. Board to get bids for snowplowing and sanding for winter, WY Landscape has done a good job the past 2 years. Snow plower responsible for the delineators.

- K. Bob Hammond to get new proposal from Evans and other companies.

- L. Jorgensen needs to reallocate their bills prior to payment.

- M. Board to discuss MRD sharing of the Wyoming Landscape mowing bills.

- N. New to discuss: Gas to continue at 50% split. The Ranch operation has different vehicles and does not charge HOA. System maintenance will need to be increased.
 - ii.* Re: Aging Report, those with balances over 120 days will receive a past due letter.
 - iii.* Jay talked to driver of school buses to slow down. Need more bike holders for the school bus area will order one more.
 - iv.* Big Pond will have a concrete spillway this fall 10 X 4 per Jay.
 - v.* RV Parking – reconfigure makes sense if easily done to make the spaces 28 feet so everything fits.
 - vi.* Habitat – plans submitted were for 40 feet. Two parking spots out is acceptable.
 - vii.* Everything to meadows @Melody ranch to be forwarded to Board of Directors.

- II. Final Order of Business

Meeting Adjourned at 6:20 motioned by David Kaufman 2nd by all.