

*The Meadows at Melody Ranch*  
*Homeowner's Association*  
Board of Director's Meeting  
Tuesday, September 21<sup>st</sup>, 2010, 5:00 pm  
**MINUTES**

CALL TO ORDER: 5:08

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

- 1) Homeowners & Guest Time –
- 2) Approval of August 17<sup>th</sup>, 2010 Minutes  
Brett Kroger moves to approve the minutes as amended. Rich Bloom seconded. All in Favor.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – August 2010  
Rob reviewed the financials with the board. The Board tabled the financials.
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list. Maureen McNulty and Michael Rowell lot (RU2 - 83) has gone to sheriff's deed. The Rowell/McNulty's currently owe the HOA \$1,807.28. Brett Kroger moves to write off the Rowell/McNulty's debit of \$1,807.28 off of the financial statements and send the debt to a collection agency. The Board will still pursue collection of the debt in a cost effective way, however for financial statement reporting, the debt will be charged off. Rich Bloom Seconded. All in Favor.
- 4) Architectural Review Committee
- 5) Landscape Review Committee
  - a) Theresa Zacharias - 1224 Melody Creek Ln – Lot 56  
The Board of Directors approves the return of the deposit.
  - b) Patrick McFarlin – 4176 Mustang Dr. – RU2 107  
The Board of Directors approves the return of the deposit.
  - c) Jackie Crawford – 1248 Melody Creek Ln – Lot 108  
The Board of Directors approves the return of the deposit.

d) Carmina Oaks – 4170 Balsam Ln – Lot 116

The Board of Directors approves the return of the deposit.

e) Wipfler/Feuz – 730 Palomino – RU2-86

The Board of Directors does not approve the return of the deposit. Wipfler/Feuz is missing the following:

- Area that needs sod
- Need two multi stem trees
- The pile of dirt sitting on the southwest corner of the property needs to be removed
- Need more square feet of beds

f) Garrick Hart – 785 W. Morgan – RU2 - 116

The Board of Directors approves the return of the deposit.

g) Meredith Landino – 670 Palomino - RU2 – 84

The east post is located in the utility easement. The Board has sent two letters so far asking to remove the zip lines. The Board would like another letter sent with a \$25.00 fine. Meredith Adams is a lawyer who is representing the Landino's and will be writing a letter to the board.

6) GTPM

a) Bid out Insurance

Tina Korpi will shop the policy.

b) Paint Fire Hydrants

GTPM will put on the 2011 "To Do List". GTPM will follow up with Jorgensen to see if the fire hydrants are on a routine maintenance plan.

c) Winterize the Irrigation System

The Board is fine with the October 5<sup>th</sup> & 6<sup>th</sup> time frame.

d) Mow Open Space

The Board is fine with the mowing of the open space starting September 27<sup>th</sup>. The Board would like the water to remain on until the first week of October.

e) Valve Broke / Water Line Break

An underground water valve failed Friday, September 17<sup>th</sup> in the evening. Our contract engineers responded and were present to assist with locating the break. Glory View and part of Melody Ranch had no water from around 7:30 Friday night until 9:30 Saturday night. GTPM's on call person was on site assisting and letting homeowner's know what was going on. Jorgensen Engineering contracted excavation to Westwood Curtis. The excavators damaged the main while excavating the failed valve. The valve failure was caused by the bolts in the valve corroding – normal wear and tear. Both the main and the valve repairs were completed on Monday once replacement parts arrived. Our contractors will reclaim the area in two weeks to allow the ground to settle due to wet conditions caused from the break.

---

---

---

7) Violations

i) Violation Log

The Board reviewed the violation log.

8) Old Business

a) ISD

The Board has set a working target for the transition to be complete on December 31, 2010. The Board should concurrently move forward on the formation of the ISD in tandem with transition of the infrastructure and open space. It would be simpler and cleaner to align the ISD formation with the transfer of relevant assets. Rich Bloom will email Dave Larson & Paul D'Amours to continue to move forward with the transition.

b) Post Office Boxes

The mail box committee will be meeting on Monday, September 27<sup>th</sup>, 2010 to discuss mailbox locations.

c) Audit on HOA Books

Tabled until Transition

d) Gate - Storage Area

The Board is fine with the current gate. GTPM will stain the new lock system.

e) Transition Issues

David Quinn to follow up on the sewer line that might be too close to a water line/ exchange the 3<sup>rd</sup> well study for the Nelson mark up maps/ give the board specs for the backup sewer pump generator

f) Park

GTPM has received around 45 surveys. Steve Ashworth is supposed to summarize the surveys and get back to the Board. Bob Hammond is going to write a letter to Steve Ashworth to see where we stand. The Board would also like to see the homeowners put a little pressure on the elected officials.

g) Fences

Paul D'Amours will send the letters to the homeowner's. From that point, they will have 10 days to respond; otherwise the fences will have to come down.

h) Water Engineering Services

Jorgensen and Nelson have until September 31<sup>st</sup>, 2010 to submit a bid.

i) South Park Loop Developer Mitigation Money Per Keith Gingery

With respect to the road, Sean O'Malley needs to generate some cost estimates. Sean did have a good discussion with Dave Larson in early August. Dave Larson had several concerns with timing of construction (wants it sooner than later) and the desire for a sunset on the obligation. Sean needs to check in with Keith to determine next steps.

j) Respond to the County pulling the \$40,000 in promised funding to repair defects in the accepted pathways Tabled.

k) Ponds

The Board would like to budget \$20,234 in the 2011 annual budget to have the pond work done next summer. The Board would like JP Huser with Mountain Town Maintenance, LLC contact them in February with his proposal. The Board would like Francesca Paolucci-Rice w/ Jorgensen to educate the board on their water rights.

9) New Business

a) Snow Plow Bids

Tabled

b) Solar Powered Speed Light Signs

The Board would like to contact crime stoppers to see if we could use their radar sign. GTPM will also look to see how much one might cost.

10) Adjournment @ 7:00