

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 18, 2012, 5:00 pm

MINUTES

CALL TO ORDER: 5:03

Board Members Present:

Nancy Hoffman

Bob Hammond

Andy Salter

Kristine O'Brien

Rich Bloom

GTPM:

Cynthia Wiley

Tina Korpi

Homeowners:

Shannon Yarrow

1) Homeowners & Guest Time –

2) Approval of August 21st, 2012 Minutes

Nancy Hoffman moved to approve the minutes. The motion was seconded by Andy Salter. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – August 2012

Nancy Hoffman reviewed the financials with the board.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

a) Poore – Deck - 4080 Sandy Creek Ln (Lot 91)

Architectural Review Committee didn't have a recommendation for the above request made to the ARC committee; Bob Hammond stated the deck would need a variance since the current deck sits outside of the building envelope. Nancy Hoffman moved to approve the deck with a variance; the motion was seconded by Kristine O'Brien. All in favor.

5) Landscape Review Committee

a) Belford - 4160 Balsam Ln (Lot 115)

The Board of Directors approves the return of the deposit.

b) Riley - 4340 Balsam Ln (Lot 176)

The Riley property did not meet the landscape requirement; therefore it was not approved.

c) Fuez/Wipfler - 730 Palomino Dr (RU2-86)

The Board of Directors approves the return of the deposit.

6) GTPM

- a) Larry Lewis – Painted his house a different color without the ARC approval – GTPM will send him a letter to follow up. The new color and paint job does look nice.

7) Violations

i) Violation Log

The Board reviewed the violation log.

8) Old Business

a) ISD

Homeowners will be getting a ballot on October 16th to vote for the formation of the ISD and slate of candidates.

b) Transition Issues

Rich Bloom is keeping a list of outstanding items. Paul D'Amours is trying to work with Dave Larson to resolve the outstanding items.

c) Park

Bob Hammond and David Kaufman will attend the meeting on October 11th to review the design of the bridge by the Artemis Students. GTPM will email Steve Ashworth to find out the color of the play equipment. Rich Bloom will follow up with the MOU and the “Munger View Park” sign location request.

d) Fences Encroaching on Open Space

Andy Salter to follow up with Paul D'Amours to see where the fences stand.

e) Water Engineering Services

The Developer has control over the system at this time. The Board would like GTPM to follow up with the DEQ to find out about the sewage overflow at the pump station. The Board would also like GTPM to follow up with Jorgensen and Dave Larson to see if the Board can get a copy of the past Jorgensen invoices.

f) South Park Loop Developer Mitigation Money Per Keith Gingery
Tabled

g) Water Rights

Dave Larson with Jorgenson is handling this. Still in process.

h) Sewer Proposal

Still in the procurement stage for the grinder.

i) Infrastructure Mapping

Nelson Engineering is currently working on this project.

j) Water Usage
Tabled

k) Ponds

Nancy has invited Buck Buchenroth & Alan Nevius to the next board meeting to discuss the scope of the problem and possible solutions. The existing ponds that are lined were not lined to last. The committee identified two ponds (one that is south between Fallen Leaf Lane and Melody Creek Lane and the other one is between Kestrel Lane & Balsam Lane) that have issues. The connectivity between ponds doesn't seem to be working well. This will need to be worked on as well. The smaller pond will cost roughly \$60,000.00 to fix properly. Benonite is not a lasting solution. Nancy asked if the ponds an asset to Melody Ranch? The Board would like Wyoming Landscape to come to the next meeting to explain the irrigation system as it relates to providing supplemental water to the ponds.

l) Park Committee

Shannon Yarrow discussed the different possibilities for this winter's activities at the sales office location. GTPM will remove the old sales office fence to allow for the ski track to fit better and free up the useable lawn space for the summer. Shannon informed the Board about the ice rink. www.nicerink.com has some possibilities that would work for Melody. The total package would be around \$2,100.00 which includes a "resurfacers". The Park Committee is going to set up a nonprofit for homeowners to donate money for the ice rink. The Board is going to move forward with pricing the cross country ski trail maintenance for this winter. Shannon will follow up with Lee Bushong and hopefully one more company on grooming cost bids for the board to consider at their next meeting. The Board is going to wait on the swing set and basketball court at this time.

9) New Business

10) Adjournment @ 6:55