

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Monday, July 18th, 2016 4:30 pm

MINUTES

CALL TO ORDER: 4:49

Board Members Present:

Todd Ellingson

Jonathan Robinson

Bo Miller

GTPM:

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time

There were no guests or homeowners present at the meeting

2) Executive Session

The board entered an executive session at 4:51 and adjourned at 5:07

3) Approval of June 21st, 2016 Minutes

Jonathan moved to approve the minutes as amended. Bo seconded the motion. All voted in favor.

4) ARC Reviews

a) Crawford – Lot 1-108, 1248 Melody Creek Ln (Deck Extension)

The board reviewed the plans and notes from the ARC. Todd moved to approve the plans for this deck extension. Jonathan seconded the motion. All voted in favor.

b) Bailey – Lot 1-057, 1216 Melody Creek Ln. (Exterior Improvements)

The board reviewed the plans and notes from the ARC. Bo moved to approve the plans for the fence and exterior improvements. Jonathan seconded the motion. All voted in favor.

c) Running Dog Creek – Lot 101, 4180 Sandy Creek Ln (Color change)

The board reviewed the plans and notes from the ARC. Bo moved to approve the plans for this exterior paint change. Todd seconded the motion. All voted in favor.

d) Feuz – Lot 1-123, 4195 Balsam Ln (Addition)

The board reviewed the plans and notes from the ARC. Bo moved to approve the plans for this addition to the home. Jonathan seconded the motion. All voted in favor.

e) Aronowitz – Lot 2-066, 4129 Mustang Dr. (Addition)

The board reviewed the plans and notes from the ARC. Bo moved to approve the plans for this addition based on the conditions discussed with the owner at the ARC meeting concerning the inclusion of belly board or shingles. Todd seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Tina is speaking to legal counsel about the two most delinquent accounts. One of the owners

is traveling out of the country and has refused to pay because of financial hardship. The board will defer to legal counsel as to how to proceed.

ii) Financial Review – June 2016

Reviewed financials noting that the tree expenses have exceeded the budgeted amount for the year. GTPM will advise the Tree vendor of this and ask that he not do any additional work without prior approval. They would like to walk the property with him in the fall to get an adequate idea of what he needs to do next year so they can properly budget for this work.

Todd moved to approve the financials. Bo seconded the motion. All voted in favor.

6) GTPM

GTPM has been receiving emails from two homeowners. One wants more water in the ponds the other says that by adding more water to the ponds it floods his crawl space. GTPM would like the board to direct them as to how to respond. Bob from GTPM will work to get more water to the ponds and for water levels to be just below the top of the culverts. Tina will draft a sentence regarding water rights and taking what we need in Melody Ranch and sending the rest downstream. The board would like to adopt a policy regarding this water via email prior to the next meeting.

7) Violations - Violation Log

There were no major violations to note.

8) Old Business

a) Homeowner Survey

104 people have responded to the survey to date. The board is beginning to gather the information and will continue to do so going into the next month. Once the response period has passed they will create a summary to distribute and form a committee based on volunteers from the survey. It is the goal that a focused committee will bring its recommendations to the annual meeting for the membership to review and vote on.

b) Discussion on Ditch Lining

Alan had MD provide a bid for Pond 7. There were several options discussed in the bid and it was difficult to follow. The board would ask for separate bids for the options that are being proposed.

c) Entry Signs to Melody Ranch Discussion

Tabled pending survey results

d) Munger Park Discussion

As this doesn't appear to be a feasible option to work with the County, this item will be removed from the agenda and consideration for it tabled indefinitely.

e) Sales Office Use

Tabled pending survey results

9) New Business

a) Website Maintenance contract

Bo moved to approve this for the cost of \$39/month. Todd seconded the motion. All voted in favor.

10) Adjournment 6:31