

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, August 16, 2016 4:30 pm

**MINUTES**

CALL TO ORDER: 4:38

**Board Members Present:**

Todd Ellingson

Jonathan Robinson

Bo Miller

Flo Phillips

Alan Nevius

**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 4:39 and adjourned at 5:01

3) Approval of July 18<sup>th</sup>, 2016 Minutes

Todd moved to approve the minutes as amended. Alan seconded the motion. All voted in favor.

4) ARC Reviews

a) Hostettler – Lot 1-154, 1353 Melody Creek Ln (New Construction)

Two of the ARC members met this morning to discuss these plans and Carolyn was able to view them via email. The two committee members found the wall facing Kestrel to be 33' long which exceeds the required 30'. By adding a covered porch the committee found that wall to be too linear without an architectural break. Carolyn disagreed and thought the metal shed roof was a sufficient break. The board would like to have all three committee members sit and review the plans together and discuss their thoughts. The board will then vote via email for approval or not.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

A new lien will be assessed and a foreclosure letter will be sent to the owner with the severely delinquent account. The attorney is drafting that and will send it to him right away in hopes to get payment.

ii) Financial Review – July 2016

The board approved the current financial statement and requested that the emergency pump repairs be moved from irrigation maintenance to the maintenance reserve account.

6) GTPM

We have received some complaints that GTPM is being too strict with violation and notices to those owners. Tina will call those owners and explain the very detailed process of violations and fines. All owners are help to the same standards and rules without exception.

7) Violations - Violation Log

8) Old Business

a) Homeowner Survey

102 owners have responded to the survey sent out by the board. Jonathan will compile the results to be included in a summary for owners in the next newsletter. The pond and ditch repairs were the primary concern of those who responded. The hope is to now form a committee to put together a comprehensive plan for the ponds and ditches throughout Melody Ranch.

b) Discussion on Ditch Lining

Alan had MD revise and clarify their estimate for pond 7 restoration and ditch lining. They would prefer to do the work in the fall. There was discussion about waiting until the 2017 budget is completed to include this expense in it and do the work in the spring. Alan moved to have the ditch repair between pond 7 and 8 completed as per the quote from MD in the amount of \$3,295, and not to exceed \$3,500 to have the work completed during the fall of 2016. Bo seconded the motion. All voted in favor.

c) Entry Signs to Melody Ranch Discussion

Tabled pending survey results

d) Sales Office Use

Tabled pending survey results

9) New Business

10) Adjournment 6:04