

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 13, 2016 4:30 pm

MINUTES

CALL TO ORDER: 4:43

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 in attendance at this meeting

2) Executive Session

The board entered executive session at 4:43 and adjourned at 4:53

3) Approval of November 15, 2016 Minutes

Todd moved to approve the minutes. Jonathan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There is nothing new to discuss.

ii) Financial Review – November 2016

Reviewed the year-to-date financials. Discussed the irrigation charges and tree maintenance specifically as those line items exceeded the budget. GTPM will send the board the contracts with the various vendors to review and discuss in more detail.

iii) Initial 2017 Budget Review

The board reviewed the proposed 2017 budget and agreed that an increase in dues and storage charges would be in order as some expenses have gone up. In light of upcoming ditch lining, they would like to have extra money in the maintenance reserve account as well. These increases include a \$500 flat charge for irrigation to be paid to the ISD for the unmetered areas using the culinary water. Increases are also anticipated in management fees, tree replacement and pond/ditch repairs.

5) GTPM

~ There was an email sent with regard to a dog chasing wildlife down on Fallen Leaf. The board will have GTPM reach out and contact the homeowner with a warning and a reminder about the rules as they apply to pets.

~A homeowner requested a rubber band recycling effort. The board thinks this should stay within the responsibility of the homeowners to pick up their own rubber bands and not leave them on the ground.

6) Violations - Violation Log

Nothing was discussed on this agenda item.

7) Old Business

a) Storage Area Dual Agreement

There is only one homeowner storing only a canoe and a kayak. The need for a combined canoe space with a rack does not seem to be needed at this time. There were quite a few people who mentioned their willingness to share their spot. After some discussion, the board thinks it may be best to let them handle these arrangements on their own. The person with a spot is ultimately responsible for the space, but if they want to share, the HOA will not stand in the way. GTPM will have legal review the current language for further discussion at the next board meeting.

8) New Business

a) Landscape Bids

Bo moved to hire Wyoming Landscape for another 3-year contract term with no mowing of the open space. Flo seconded the motion. All voted in favor. One of the board members will walk through the property with Wyoming Landscape in the spring.

9) Adjournment 6:03