

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, January 17, 2017 4:30 pm

Minutes

CALL TO ORDER: 4:38

Board Members Present:

Todd Ellingson

Jonathan Robinson

Alan Nevius

GTPM:

Rob Bacani

Demerie Northrop

1) Homeowners & Guest Time

There were no guests in attendance at this meeting

2) Executive Session

The board did not require an executive session at this meeting.

3) Approval of December 13, 2016 Minutes

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

4) ARC

a) Paris – Lot 1-184, 4380 Balsam Lane (Covered Patio)

The board reviewed the revised plans submitted by the Paris family. The ARC recommended approval as they are in compliance with the design guidelines and addressed the previous concerns. The board discussed the plans in detail with concerns about the view corridor of neighboring homes. However, as the plans meet the criteria, the structure is connected to the house and the same materials are being used as are on the house, Jonathan moved to approve the plans. Todd seconded the motion and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are two accounts that have been sent to legal to file liens. One has reached the point of starting the foreclosure process if it is not paid in full by the end of the month.

ii) Financial Review – Year Ending 2016

iii) 2017 Budget Review

Rob discussed the year-end financials and the proposed 2017 budget with the board. In an effort to reduce the budget the larger trees in the open space are not going to be fertilized. The board would like to have the funds that are accounted for from the reserve account be

actually moved to show the detail. The irrigation maintenance costs exceeded the budget in 2016 due to many broken lines and the pump needing to be replaced. Jonathan will walk the property with Nick and review the property to determine what needs to be repaired and replaced. The board has also requested GTPM to walk the property every other week to make sure the irrigation is properly functioning. The board is working with Mountain Town Maintenance on their proposal for pond maintenance. They would like to reduce the contract amount but want to be sure the health of the ponds is string throughout the spring and summer. They want the cattail work to be completed.

Todd moved to approve the 2017 budget. Alan seconded the motion. All voted in favor.

6) GTPM

There is a concern voiced by a homeowner regarding the use of the ponds in the winter. The board would like an article to be included in the next newsletter regarding the stability of the ponds as the weather begins to warm up and to be aware of wildlife when using the amenities within Melody Ranch.

7) Violations - Violation Log

There were several homeowners that received fines over the last month. The board discussed these and how to handle them moving forward.

8) Old Business

a) Storage Area Dual Agreement

The board would like to table the discussion on this matter to give them time to review the opinion received from attorney Paula Fleck.

9) New Business

a) Housing Authority Discussion

The board reviewed the information sent to them from the Housing Authority regarding the classifications of homes in Melody Ranch. They reviewed a home that had its restriction changed and will act accordingly. GTPM will ask the county for the list of homes that have sunset deed restrictions.

b) Silver Star Fiber Optic Discussion

There has been some comments and suggestions from homeowners on the NextDoor social media website that would like the board to discuss having Silver Star bring their fiber optic cables into Melody Ranch to provide another internet option to homeowners. The cost of this is unknown, but Jonathan will work with Bob Hammond from the ISD to discuss the option and pricing to do so.

c) Contract review

Jonathan moved to approve the tree contract at \$18,500. Todd seconded the motion. All voted in favor. The pond contract is still being negotiated. The contract with GTPM was verbally agreed to and a formal contract will be provided for signing. Wyoming Landscape contract was approved at the last board meeting.

d) Annual Meeting Discussion

The board reviewed the agenda and added time for the ISD to present its work to the homeowners at the annual meeting.

10) Adjournment 6:20