

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, July 18, 2017 4:30 pm

**MINUTES**

CALL TO ORDER: 4:33

**Board Members Present:**

Jonathan Robinson

Alan Nevius

Bo Miller

Todd Ellingson

**GTPM:**

Tina Korpi

Demerie Northrop

Carolyn Burke, DRC

Carrie Geraci, homeowner

1) Homeowners & Guest Time

Carrie Geraci, as a board member for the Melody Ranch Townhomes, wanted to address a couple issues with the Melody Ranch board. She has concerns about the homes which were deeded under the "sunset clause" and are now expiring. These homes will begin to be billed at "full fare" for dues as was stipulated in the original agreements. That means the dues they are assessed by Melody Ranch will increase to \$60/month. She has concerns about this increase as the Townhomes are undergoing special assessments for failing roofs and other extensive maintenance issues and she feels that this added cost will be too much. They are also concerned about only getting 2 votes (out of 24 units). Tina advised Carrie that these items were in place with the County on plats and in legal governing documents and are not something that can be simply changed. The board will look into her questions further.

2) Executive Session

The board entered executive session at 5:17 and adjourned at 5:20

3) Approval of June 20, 2017 Minutes

Todd moved to approve the last meeting minutes. Bo seconded the motion. All voted in favor.

4) ARC Review

a) Aufderheide, 4245 Fallen Leaf Ln Lot 1-015, Solar Panels

The DRC felt the installation of these solar panels met the design guidelines. Jonathan moved to approve the plans. Alan seconded the motion. All voted in favor.

b) Vatter, 1288 Melody Creek Lane, Lot 1-198, Green House

The DRC had a few issues with the plans for this greenhouse as presented. The homeowner would like to place it over the setback and indicated they would be using pavers as a way to link the house to the greenhouse. The DRC also felt the plans were not of similar design character to the house and therefore did not recommend approval for these three reasons. Todd moved to deny these plans as presented. Alan seconded the motion. All voted in favor and Jonathan abstained from the vote.

c) Woodford, 4045 Sandy Creek, Lot 1-086, Steps

The DRC felt this step extension was in line with the guidelines. Todd moved to approve the construction of the step. Jonathan seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are two accounts that are delinquent. One has been given to legal to have them file a lien. The other was sent an “intent to file a lien” letter.

ii) Financial Review

Demerie reviewed the financials. \$129,548.09 has been collected in income this year with \$95,736.12 having been spent in expenses. This includes \$12,499.98 that has been deposited into the maintenance reserve account. There is currently \$61,540 in the operating account and \$163,857 in the maintenance reserve account. Todd moved to approve the financial report. Bo seconded the motion. All voted in favor.

6) GTPM

An email was received from a homeowner who is concerned about the musk thistle and its treatment. They stated that the heads need to be cut off and spraying is ineffective. GTPM left a message with Wyoming Landscape to discuss this weed and its eradication.

Another email was received asking if the saplings that were sprouting behind their house could be removed before becoming problematic. GTPM will discuss this with WLC as well to find a solution.

7) Violations - Violation Log

While there were a lot of violations this month, most of them were taken care of with a phone call or email.

8) Old Business

a) Discuss process for Open Space requests

The Melody Ranch website now has a tab for open space requests including an area that will let homeowners look to see what is “in process”. The application and policy is also there for anyone to review and download.

9) New Business

a) Work with DRC to draft amendment re. setbacks

The DRC will be drafting some language regarding greenhouse construction as there has been an increase in requests for these accessory structures. They want to be sure that when something like that is built that it is done so purposefully to enhance the aesthetics, not just as a functional piece of equipment. In addition they will be reviewing and making a proposal with regard to the phrase “architectural break” in reference to the 30’ wall length guideline.

b) Aspen tree replacement

At this time the board does not feel that this is necessary.

c) Proposed landscaping around pond number 7

The bid to do this work is \$2000 less than previously bid. Bo moved to approve the pond 7 work. Alan seconded the motion. All voted in favor. Alan will work with MD to schedule the work to be done.

d) Estimates for lining ditch from north boundary to pond number 1

This bid was just over \$29,000. The board felt it would be appropriate to build this cost into the

2018 budget and have membership vote for it in March. They would like this work done in the spring as soon as possible to get the maximum benefit from the ditch lining. Because someone closed the head gate we have been unable to see if the lining that was done last year is effective since there wasn't a lot of water flowing through the ditches. In speaking to legal counsel, the act of a homeowner adjusting the head gate without permission is a criminal act and can be prosecuted. GTPM sent an email to all homeowners asking them not to adjust these so hopefully we will not have anyone taking matters into their own hands moving forward as the negative impact has ripple effects throughout Melody Ranch and other communities downstream.

10) Adjournment 5:57