

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, August 15, 2017 4:30 pm

MINUTES

CALL TO ORDER: 450

Board Members Present:

Jonathan Robinson

Alan Nevius

Flo Phillips

Todd Ellingson

GTPM:

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time
There were no guests present

2) Executive Session
The board entered executive session at 4:55 and adjourned at 5:00

3) Approval of July 18, 2017 Minutes
Todd moved to approve the minutes. Flo seconded the motion. All voted in favor.

4) DRC Review

a) Poole, 1261 Melody Creek Ln, Lot 1-205, Remodel

Homeowner would like to remove a door on the side of the house and insert a "wall mounted" fireplace.

The DRC had one concern and that was the side yard setback was very close and in fact bisected the fire place projection. We agreed that as long as the fireplace structure did not touch the ground and was held above the exterior grade at least 24" we would accept it. In this situation it was be an amenity and act much like an eave roofline which is allowed to project into the setbacks as long as they do not have structural supports that go to the ground. The Poole's were also asking to redo their patio areas with stone on the front and back as well as add a pergola in the back yard for shade. The DRC agreed the plans submitted were preliminary and could be approved as such. We are requiring final construction documents which they will need to produce for construction, before final approval since the plans that we saw did not have any details, sizes or notes. Flo moved to give preliminary approval based on the DRC input. Alan seconded the motion. All voted in favor.

b) Wallace, 4395 Melody Ranch Dr., Lot 1-008, Garage expansion

Homeowner is asking to revise an already approved garage addition two-fold. First he wanted to widen the garage and build in the set back and second he wanted approval to go beyond the allowed 36' of a garage wall. The DRC denied both variance requests. Jonathan moved to deny the application. Todd seconded the motion and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

A lien has been filed on lot 1-066 as payment has not been made since January. There is one

other homeowner who received the intent to file a lien letter. He has committed to making a payment before further action is required.

ii) Financial Review

Demerie reviewed the financials. \$152,583.06 has been collected in income this year with \$116,688.92 having been spent in expenses. This includes \$12,499.98 that has been deposited into the maintenance reserve account. There is currently \$87,994.84 in the operating account and \$163,857 in the maintenance reserve account. Todd moved to approve the financial report. Jonathan seconded the motion. All voted in favor.

6) GTPM

~ GTPM has received a request to plant some trees on the corner of Melody Creek Drive and Balsam Lane. The board discussed this and brainstormed other ideas including a small playground. They will look into the cost of this to discuss at the annual meeting.

7) Violations - Violation Log

There were no fines assessed this month but quite a few violations with regard to trailers and trash cans.

8) Old Business

a) DRC Proposed Language

The DRC has several ideas about clarifying the language as it pertains to greenhouses, but the board would like to discuss this when the entire board is at the meeting and discuss it with the “architectural break” language so everything can be done at one time. Jonathan will draft language for the DRC and board to review.

9) New Business

a) Review Paris/Lewis Discussion re. construction

There was communication from Mrs. Lewis with regard to the construction of the accessory structure that her neighbor, the Paris family had approved. She was concerned that it was over the setback and that it was blocking her views. The governing documents do not promise any kind of view corridor and Jonathan, Demerie and Carolyn Burke (from the DRC) did a site visit to confirm that the building was in the correct space. The board sent Mrs. Lewis a letter to clarify the situation.

b) Melody Ranch Townhomes

After a review of the PUD the board has no option but to maintain the guidelines established therein with regard to the homes that have expiring Sunset Clauses.

10) Adjournment 5:47

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of September 25, 2017

<u>Wait list for a double space (9x50)</u>		<u>Date Applied</u>	<u>Wait List for a single space (9x25)</u>		<u>Date Applied</u>
1	Shannon Yarrow	5/28/2013	1	Sheila Poore	Spring 2014
2	Mike Welch	7/29/2013	2	Steven Smith	7/18/2014
3	Teresa & Bo Miller	9/10/2013	3	Paul Cayot	7/19/2014
4	Frank & Kathy Lyons	3/11/2014	4	Carly Hills	8/15/2014
5	Hunter Frobeck	7/3/2014	5	Denise Joy	8/21/2014
6	Warren Myers	7/15/2014	6	Matt & Emily Cooper	9/4/2014
7	Paul Dykeman	10/29/2014	7	Mira Lee	10/6/2014
8	Ben Mateosky	2/1/2015	8	April Owen	2/2/2015
9	Jim Vito	3/1/2015	9	Michelle Poulson	2/11/2015
10	Jim & Lisa Ryan	3/1/2015	10	Maria Sloan	2/15/2015
11	Brian Parker	4/11/2015	11	Alexandra Robinson	3/23/2015
12	Sandra Zender	5/11/2015	12	Dana Gatt	4/1/2015
13	John Taylor	7/9/2015	13	Max & Lori Rhyner	5/5/2015
14	Dana Gatt	8/1/2015	14	John & Heather Robinson	6/8/2015
15	Brandi Brewer	8/14/2015	15	Shannon Yarrow	6/30/2015
16	Chip Reid	9/25/2015	16	Sarah Toal	6/30/2015
17	Amy Aronowitz	10/4/2015	17	Max Rhyner	8/5/2015
18	Diane Mahin	10/10/2015	18	McSorley/Alan Bonnett	8/15/2015
19	Catherine Cooper	5/9/2016	19	Peter Brighton	9/9/2015
20	Carl Hee	8/1/2016	20	Nathan Bianchin	9/14/2015
21	Gram Pizzaro	6/5/2017	21	Chip Reid	9/25/2015
			22	Shawn Ankeny	9/29/2015
			23	Jennifer Chonchiski	10/16/2015
			24	Tonya Mark	11/8/2015
			25	Kent McBride	11/22/2015
			26	Chad & Katie Jackson	11/23/2015
			27	Gary Duquette	1/21/2016
			28	Michelle Linville	1/29/2016
			29	Donald Beale	2/29/2016
			30	Eric Jost	3/14/2016
			31	Caroline Hines	4/14/2016
			32	Leslie Davis	4/26/2016
			33	Shawn Wright	4/27/2016
			34	Marvin Arriola	5/30/2016
			35	Michael Schrotz	5/31/2016
			36	Scott Barrett	5/31/2016
			37	Christanto Morales	6/2/2016
			38	Michael Heatley	6/6/2016
			39	David Crawford	6/7/2016
			40	Avi Kantor	6/15/2016
			41	Todd Lamppa	7/7/2016

42	Jen & Jonathan Hunt	8/29/2016
43	Buckner Woodford	10/6/2016
44	Ted Dawson	4/21/2017
45	Stan Czarniak	5/2/2017
46	Will Holden	5/9/2017
47	Britt & Jon Baker	6/5/2017
48	Michael Gersack	6/9/2017
49	Maureen Moliari	7/21/2017
50	Eric Balsa	7/30/2017
51	Debra Sagara	9/5/2017