

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 19, 2017 4:30 pm

MINUTES

CALL TO ORDER: 450

Board Members Present:

Jonathan Robinson

Todd Ellingson

Flo Phillips

GTPM:

Tina Korpi

Demerie Northrop

Carrie Gralund, GTPM

1) Homeowners & Guest Time

Dana and James Gatt attended the meeting in an effort to advocate for more transparency with regard to the storage waiting list. They feel there is a lot of confusion and mystery about the storage policy and they are upset they have been waiting for so long for a space. Jonathan explained the spreadsheet is an electronic record of the list and is constantly updated anytime there is turnover on the list. A space has not been given out since May 2017 and there are close to 60 homeowners waiting for a spot. The Gatt's are also upset about a fine they received for having their vehicle parked in their yard and feel they should be allowed to have recreational vehicles in the driveways since we live in a community that boasts such an outdoor lifestyle. Demerie explained the violation procedure and that a violation would have to be noted and warnings given eight times before a fine is finally assessed to the homeowner. The homeowner stated she wanted to change the CC&R's to allow more leniency with regard to this rule. The board encouraged her to work with GTPM and get direction and to then draft an amendment. They indicated it would take 2/3 of all homeowners to approve a change to the covenants.

Steven Smith also addressed the board regarding a proposal he received to line pond 5 from BTL. They are offering a 20-year warranty on the liner for about 50 cents per foot. We will need to address the groundwater that could get beneath the liner. He also addressed the desire of the DRC (of which he is a member) to go through a process of verifying and confirming the grade of new homes. Jim Vito is available to "shoot the grade" and generate a report for \$150. He would like to add this into the process and procedure for having approval on new homes.

2) Executive Session

No executive session was needed.

3) Approval of August 15, 2017 Minutes

Flo moved to approve the past meeting minutes. Todd seconded the motion. All voted in favor.

4) DRC Review

a) Lufgren, 1268 Melody Creek Ln, 1-206, Preliminary Plans

The board agreed with the DRC's preliminary approval and looks forward to seeing the final plan submitted.

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

The DRC recommended approval of the pergola. However, the proposal for the fireplace insert was not approved by the DRC as it is designed to be built on a foundation which would be over the setback. The DRC thought a survey of the setback and house placement would help and also offered several other ideas to the architect. The board was sympathetic but needs to maintain consistency with not allowing things to be built over the setback. Flo moved to approve the fireplace proposal. Jonathan seconded the motion. Two board members voted against the motion and one voted for the motion. The pergola was approved, the fireplace insert was not.

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

This proposal would put the garage addition 5 5/8" over the setback line. Again the DRC would suggest a survey be done to make sure the house and setback lines are accurate. The board wants to make sure they maintain consistency in this matter. Jonathan moved to deny the variance of extending over the setback. Todd seconded the motion. All voted in favor.

d) Hammerel, 760 Palomino Dr, Lot 2-088, New Exterior Color

Jonathan moved to approve the new colors for this home. Flo seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The attorney recommended that the partial payment received on the recently leined home not be accepted. There is concern that if that check is deposited then it will indicate the HOA's willingness to waive the additional amount owed. GTPM will draft a letter from the board indicating that the homeowner must pay his dues in full or they will continue in the foreclosure process.

ii) Financial Review

The HOA has collected \$173,740 in dues and has spent \$126,400 to date. This includes putting \$16,666.64 in the reserve account so far this year. There is currently \$66,192 in the operating account and \$168,087 is in the maintenance reserve account.

6) GTPM

~ The post office is requiring each homeowner to have an assigned box in the mailbox clusters. GTPM has done an audit of the existing boxes. We will order 8 more boxes and have concrete pads poured to install the new cluster boxes. We will add 4 new cluster boxes at Melody Ranch Drive, 2 more cluster boxes at Melody Creek Lane, and 2 new boxes at Munger Park. Jonathan moved to approve this proposal. Todd seconded the motion. All voted in favor.

7) Violations - Violation Log

Reviewed the violation log.

8) Old Business

a) DRC Proposed Language

~ Greenhouse and Architectural Break Language Clarification

The DRC would like to remove the language that allows an architectural break and requires only a 4' bump out/in to break up a wall exceeding 30'. There was discussion about the language regarding greenhouses. They want it to be functional but still aesthetically pleasing and have the influence of

the primary residence. The DRC will create a sub-category to Section D of the design guidelines to specifically address greenhouses.

9) New Business

a) Storage area proposal

Jonathan proposed adding some additional space in the Melody storage area. There were some concerns about the ability to drive through and park if spaces were added at the end of each row. Instead we will add 2 spaces at the end of rows D and E and another spot next to the gate in line with row B. It is uncertain if this will work or not, so these three new spaces will be provisional to test it. Todd suggested that the fees should be increased for storage at the next annual meeting. Jonathan moved to add three temporary spots and offer them provisionally to the next three homeowners on the list for no fee. If a normal spot opens up those owners would be offered to change spots. GTPM will re-label the long spots and begin an audit of the rv lot. GTPM will also publish the waiting list for rv spots with the meeting minutes each month. Todd seconded the motion. All voted in favor.

b) Open Space mowing and sucker removal

Wyoming Landscape bid the “sucker removal” at \$12,000-\$16,000. The board will look at the area with another landscaper and see if a less expensive option is available.

c) Irrigation Quote for Melody Ranch Drive

GTPM will inquire with the VonGonTard’s to see if they will be irrigating next summer or not before making a decision on modifying the irrigation at the entrance to Melody Ranch Drive.

d) Fence Repairs

The board will meet with the contractor to discuss a way to use the good logs and replace the bad ones on the fence at Melody Ranch Drive.

10) Adjournment 6:59

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