

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, October 17, 2017 4:30 pm

**MINUTES**

CALL TO ORDER: 4:37

**Board Members Present:**

Jonathan Robinson

Todd Ellingson

Alan Nevius

**GTPM:**

Tina Korpi

Demerie Northrop, by phone

Carrie Gralund

Carolyn Burke, DRC

1) Homeowners & Guest Time

None

2) Executive Session

No executive session was needed.

3) Approval of September 19, 2017 Minutes

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

4) DRC Review

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

There were five items that the DRC requested for final approval. Three of these items were addressed. What was missing was the grading and topography as well as the variance request. The DRC did not feel that asking for "what the neighbor's have" was a sufficient request and was lacking in any documentation about why a variance to raise the finished grade was needed. The board agreed and determined a final approval would not be discussed until the application was complete and submitted with all the required information.

b) Proposal for Stem Wall height verification

Some concerns were raised by the DRC about verifying the elevation of the stem wall with regard to the crown of the road in new construction projects in Melody Ranch. Jim Vito submitted a proposal to provide this service at the cost of \$225 (which covers the survey and a written report). Tina suggested that to require this service the design guidelines would need to be amended. The board would like to move forward with this and will add it to the amendment for the design guidelines that this verification be done at the homeowner's expense.

~Carolyn also noted that since the DRC lost a member that someone from the board join the meetings until such time as a replacement committee member be appointed. GTPM will send a notice out to the board several days prior to the DRC meetings and see if there is a board member available to join the review process.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

One of the owners on the delinquent dues list has a storage spot – the board would like to storage letter to be sent to the homeowner advising that they must remain current on dues or their storage space could be taken back and given to another owner.

Jonathan would like to personally reach out to the other delinquent owner prior to moving forward with the foreclosure process.

ii) Financial Review

There is currently \$54,655 in the operating account and an additional \$170,291 in the maintenance reserve account. The HOA has collected \$195,944.49 in income so far this year and spent \$164,488. We have not received all of Wyoming Landscape's invoices for lawn work. Their bills should be received and paid by the next board meeting.

6) GTPM

There was no discussion on this agenda item.

7) Violations - Violation Log

There was no discussion on this agenda item.

8) Old Business

a) DRC Proposed Language

~ Greenhouse and Architectural Break Language Clarification

This language has not been completed and will now have the additional item of elevation verification added to it.

b) Fence Repairs

Jonathan walked the fence with Brady Jones of NBSI. At this time, it is too labor intensive to try and reuse "good" logs from the existing buckrail fence. At least a quarter of the logs are rotten and the nails are nearly impossible to remove. GTPM will check and see if vonGonTard is willing to remove the fence that is on their land as was previously discussed. The board will coordinate with the ISD about the other fences that are in the road lots owned by the ISD to see what they want to do with them.

c) Storage Waiting List Update

There are currently 2 owners interested in the conditional storage spaces. The spaces have been measured, marked and numbered. The waiting list will continue to be posted with the board minutes on the website.

9) New Business

a) Townhomes Sunset Request

The owners of the townhouses sent the HOA board a demand letter asking that their dues not be increased on the sunsetting units. The history of these units is that they were given affordable home designation with restrictions. They were given reductions in property taxes, HOA dues, and the cost of the home initially, etc... The cost to handle the Townhome residents is no less

than what is done with market rate homes. There is a greater impact on the common area within the Townhomes. The board wants to visit with their attorney about the request that the owners of the Townhomes to each get representation and a vote within the HOA instead of the 2 given to the Townhomes as a whole. The board will consider the demands within the letter and will discuss again at the November meeting at which time a more comprehensive response will be formed and given to the Townhome owners. GTPM will advise them of this.

b) Board Seat Availability

Nobody has expressed interest in the opening as of yet.

c) Vandalism to Sales Office

A window on the sales office was broken with a mutt mitt pole. It appears that someone then stayed inside the sales office as there were blankets found inside and the toilet was used. The police were notified and a report was made with regard to this issue. GTPM will have the window replaced and will clean up the plumbing issue to make the building safe. We will add an article in the newsletter alerting homeowners about the vandalism and asking them to let us know if they see anything amiss.

10) Adjournment 6:09

**LIST FOR DOUBLE****SPACE**

Shannon Yarrow	5/28/2013
Mike Welch	7/29/2013
Teresa & Bo Miller	9/10/2013
Frank & Kathy Lyons	3/11/2014
Hunter Frobeck	7/3/2014
Warren Myers	7/15/2014
Paul Dykeman	10/29/2014
Ben Mateosky	2/1/2015
Jim Vito	3/1/2015
Jim & Lisa Ryan	3/1/2015
Brian Parker	4/11/2015
Sandra Zender	5/11/2015
John Taylor	7/9/2015
Dana Gatt	8/1/2015
Brandi Brewer	8/14/2015
Chip Reid	9/25/2015
Amy Aronowitz	10/4/2015
Diane Mahin	10/10/2015
Catherine Cooper	5/9/2016
Carl Hee	8/1/2016
Gram Pizzaro	6/5/2017

**LIST FOR SINGLE****SPACE**

** Sheila Poore	Spring 2014
* Steven Smith	7/18/2014
* Paul Cayot	7/19/2014
* Carly Hills	8/15/2014
Denise Joy	8/21/2014
Matt & Emily Cooper	9/4/2014
Mira Lee	10/6/2014
April Owen	2/2/2015
Michelle Poulson	2/11/2015
Maria Sloan (TH)	2/15/2015
Alexandra Robinson	3/23/2015
Dana Gatt	4/1/2015
Max & Lori Rhyner	5/5/2015
John & Heather Robinson	6/8/2015
Shannon Yarrow	6/30/2015
Sarah Toal	6/30/2015
Max Rhyner	8/5/2015
McSorley/Alan Bonnett	8/15/2015
Peter Brighton	9/9/2015
Nathan Bianchin	9/14/2015
Chip Reid	9/25/2015
Shawn Ankeny	9/29/2015
Jennifer Chonchiski	10/16/2015
Tonya Mark	11/8/2015
Kent McBride	11/22/2015
Chad & Katie Jackson	11/23/2015
Gary Duquette (TH)	1/21/2016
Michelle Linville (TH)	1/29/2016
Donald Beale	2/30/2016
Eric Jost	3/14/2016
Caroline Hines	4/14/2016
Leslie Davis	4/26/2016
Shawn Wright	4/27/2016
Marvin Arriola	5/30/2016
Michael Schrotz	5/31/2016
Scott Barrett (TH)	5/31/2016
Christanto Morales (TH)	6/2/2016
Michael Heatley	6/6/2016
David Crawford	6/7/2016
Avi Kantor	6/15/2016
Todd Lamppa	7/7/2016

\*offered provisional space

\*\*Did not want provisional

Jen & Jonathan Hunt	8/29/2016
Buckner Woodford	10/6/2016
Ted Dawson	4/21/2017
Stan Czarniak	5/2/2017
Will Holden	5/9/2017
Britt & Jon Baker	6/5/2017
Michael Gersack	6/9/2017
Maureen Moliari	7/21/2017
Eric Balsa	7/30/2017
Debra Sagara	9/5/2017