

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, August 21, 2018 at 8:45 am

**MINUTES**

CALL TO ORDER: 8:49

**Board Members Present:**

Jonathan Robinson

Todd Ellingson

Mike Gersack

Flo Phillips

**GTPM:**

Tina Korpi

Kelsey Bancroft

Demerie Northrop, by phone

**Guests:**

Jason Leslie

1) Homeowners & Guest Time

Jason Leslie attended the meeting to request that the board untangle his request to review and consider his open space landscaping request. His home is now fully framed and the windows are in so views can be obtained from the interior of the home. He is amending his request to include fewer trees to be removed. He would also like to make revisions to his original landscape plan submitted to the ARC. He will have this prepared for the next DRC meeting on September 13<sup>th</sup>.

2) Executive Session

The board entered an executive session at 9:15 and adjourned the executive session at 9:19.

3) Approval of July 17, 2018 board minutes

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

4) ARC

a) Wade/Holton, 4095 Sandy Creek Ln, 1-83, Control Fence

b) Peterson/Dawson, 4330 Fallen Leaf, 1-024, Control Fence

The DRC recommended approval for both of these control fences. Todd moved to accept the DRC recommendation for approval. Michael seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The most delinquent homeowner has his home for sale and is closing next week at which time all past dues will be satisfied. There are several other owners on the delinquent list that GTPM is continuing to pursue for payment.

ii) Financial Review

The HOA has collected \$155,382 in income to date this year. \$133,050 has been spent, including \$14,583 being transferred into the maintenance reserve account. The pump that

was replaced will be coded under irrigation for the time being as the board determines whether or not it will be a maintenance reserve expense or included in the maintenance budget for landscaping irrigation. Todd moved to approve the financials as presented. Jonathan seconded the motion and all voted in favor.

6) GTPM

On the NextDoor app a homeowner reached out to the community asking to use an available space in the storage yard. There was a response and a deal was made between the two parties. The board would like GTPM to reach out to both owners and remind them that subletting/sharing a space in the RV storage area is a violation of the storage rules.

7) Violations - Violation Log

The list is long which is normal in the summer as people have their trailers, campers and boats in and out of their driveways for use. GTPM is continuing their normal procedure for notifying homeowners of violations.

8) Old Business

a) Pond Task Force update

The newly passed county regulations about ponds was sent to the pond committee. The committee has not met recently as many volunteers are traveling.

b) Front Entry Signs and Lighting update

The signs have not been installed yet as we are waiting for county approval. The board would like to create a Memorandum of Understanding with the ISD about the use of the road lot that will be used to house the new signs. Jonathan will draft this and send it to Paula for her blessing before sending it to the ISD for their approval. Once received, a picture of the new signs will be added to the newsletter to inform owners of them.

c) Planting new trees in open space

The HOA will follow the Open Space policy requirements before approving the planting of trees near the entrance of Melody Creek and Balsam. They are proposing the addition of four trees and will contact and notice the neighbors in the surrounding area to get their comments/approval before finalizing the planting.

d) Open Space Landscaping Policy Task Force update

There is no update from this committee at this time.

e) Sales Office Task Force update

This group had two meetings and has scheduled a third for early September. They are in the process of finding out about the historic status of the old sales office. They have also discussed different ideas of what to do with the building moving forward. The board looks forward to hearing from the task force at a future meeting when they have worked through some of these preliminary inquiries.

f) Update on June Flooding

Tina spoke with HOA attorney Paula Fleck following the flooding of Glory View on June 18<sup>th</sup>. Since the flooding a culvert was installed but failed when the water was turned back on. The water will not be turned back on until von Gontard is certain that the ditch is repaired correctly. On advice of counsel, the board will wait to have any letter drafted with regard to the flooding for the time being. However, it is important to remind all homeowners the importance of not throwing grass

clippings or any other debris in the ditches and also that building over the ditch or adding landscape rocks is not permitted.

9) New Business

a) Irrigation Pump replacement and digital meter discussion

The pump has been replaced and Wyoming Landscape is now overwatering the common areas to green the grass back up. It is recommended that the HOA invest in a digital meter for around \$4,000. This will help the landscapers effectively manage the water by measuring the flow and pressure within the system. The board will look into whether a fall or spring installation is recommended.

b) Leslie/Lofgren request to untable open space landscaping application

Todd moved to untable the open space landscaping application from Jason Leslie. Flo seconded the motion and all voted in favor. The board will do a site inspection on August 29 at 5:30 pm. All effected neighbors within 500 feet will be renoticed about the application and the board and applicant will follow the procedures and policy that are currently in place.

c) Heatley Tree Damage

Tina and Kelsey from GTPM met with Jonathan, Wyoming Landscape and Michael Heatley at Mr. Heatley's residence earlier this month to look at the trees that are damaged and dying as a result of a toxin being sprayed on them. The homeowner contends that when Wyoming Landscape was spraying noxious weeds the toxin adversely affected his trees damaging and killing several of them. Wyoming Landscape and the homeowner have reached an agreement and the situation has been handled.

d) Townhomes Quit Claim Deed discussion

The quit claim deed was shared with the board indicating that the Townhomes do own and control their open space with regard to the questions about landscaping and irrigation responsibilities.

10) Adjournment 10:09

**Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of August 22, 2018**

| <u>Wait list for a double space<br/>(9x50)</u> |                     | <u>Date Applied</u> | <u>Wait List for a single space<br/>(9x25)</u> |                            | <u>Date Applied</u> |
|--|---------------------|---------------------|--|----------------------------|---------------------|
|  |                     |                     | **   | 1 Sheila Poore             | Spring 2014         |
| 1  | Mike Welch          | 7/29/2013           | *  | 2 Steven Smith             | 7/18/2014           |
| 2  | Teresa & Bo Miller  | 9/10/2013           |  |                            |                     |
| 3  | Frank & Kathy Lyons | 3/11/2014           | *  | 3 Carly Hills              | 8/15/2014           |
| 4  | Hunter Frobusck     | 7/3/2014            | **   | 4 Denise Joy               | 8/21/2014           |
| 5  | Warren Myers        | 7/15/2014           |  |                            |                     |
| 6  | Paul Dykeman        | 10/29/2014          |  | 5 Mira Lee                 | 10/6/2014           |
| 7  | Ben Mateosky        | 2/1/2015            |  | 6 April Owen               | 2/2/2015            |
| 8  | Jim Vito            | 3/1/2015            |  | 7 Michelle Poulson         | 2/11/2015           |
| 9  | Jim & Lisa Ryan     | 3/1/2015            |  | 8 Maria Sloan              | 2/15/2015           |
| 10   | Brian Parker        | 4/11/2015           |  | 9 Alexandra Robinson       | 3/23/2015           |
| 11   | Sandra Zender       | 5/11/2015           |  | 10 Dana Gatt               | 4/1/2015            |
| 12   | John Taylor         | 7/9/2015            |  | 11 Max & Lori Rhyner       | 5/5/2015            |
| 13   | Dana Gatt           | 8/1/2015            |  | 12 John & Heather Robinson | 6/8/2015            |
| 14   | Brandi Brewer       | 8/14/2015           |  | 13 Shannon Yarrow          | 6/30/2015           |
| 15   | Chip Reid           | 9/25/2015           |  | 14 Sarah Toal              | 6/30/2015           |
| 16   | Amy Aronowitz       | 10/4/2015           |  | 15 Max Rhyner              | 8/5/2015            |
| 17   | Diane Mahin         | 10/10/2015          |  | 16 McSorley/Alan Bonnett   | 8/15/2015           |
| 18   | Catherine Cooper    | 5/9/2016            |  | 17 Peter Brighton          | 9/9/2015            |
| 19   | Carl Hee            | 8/1/2016            |  | 18 Nathan Bianchin         | 9/14/2015           |
| 20   | Gram Pizzaro        | 6/5/2017            |  | 19 Chip Reid               | 9/25/2015           |
| 21   | Jason Leslie        | 6/19/2018           |  | 20 Shawn Ankeny            | 9/29/2015           |
|  |                     |                     |  | 21 Jennifer Chonchiski     | 10/16/2015          |
|  |                     |                     |  | 22 Tonya Mark              | 11/8/2015           |
|  |                     |                     |  | 23 Kent McBride            | 11/22/2015          |
|  |                     |                     |  | 24 Chad & Katie Jackson    | 11/23/2015          |
|  |                     |                     |  | 25 Gary Duquette           | 1/21/2016           |
|  |                     |                     |  | 26 Michelle Linville       | 1/29/2016           |
|  |                     |                     |  | 27 Donald Beale            | 2/29/2016           |
|  |                     |                     |  | 28 Eric Jost               | 3/14/2016           |
|  |                     |                     |  | 29 Caroline Hines          | 4/14/2016           |
|  |                     |                     |  | 30 Leslie Davis            | 4/26/2016           |
|  |                     |                     |  | 31 Shawn Wright            | 4/27/2016           |
|  |                     |                     |  | 32 Marvin Arriola          | 5/30/2016           |
|  |                     |                     |  | 33 Michael Schrotz         | 5/31/2016           |
|  |                     |                     |  | 34 Scott Barrett           | 5/31/2016           |
|  |                     |                     |  | 35 Christanto Morales      | 6/2/2016            |
|  |                     |                     |  | 36 Michael Heatley         | 6/6/2016            |
|  |                     |                     |  | 37 David Crawford          | 6/7/2016            |

|    |                     |           |
|----|---------------------|-----------|
| 38 | Avi Kantor          | 6/15/2016 |
| 39 | Todd Lamppa         | 7/7/2016  |
| 40 | Jen & Jonathan Hunt | 8/29/2016 |
| 41 | Buckner Woodford    | 10/6/2016 |
| 42 | Ted Dawson          | 4/21/2017 |
| 43 | Stan Czarniak       | 5/2/2017  |
| 44 | Will Holden         | 5/9/2017  |
| 45 | Britt & Jon Baker   | 6/5/2017  |
| 46 | Michael Gersack     | 6/9/2017  |
| 47 | Maureen Moliari     | 7/21/2017 |
| 48 | Eric Balsa          | 7/30/2017 |
| 49 | Debra Sagara        | 9/5/2017  |
| 50 | Tony Scaffide       | 1/22/2018 |
| 51 | Heidi McBride (SM)  | 4/4/2018  |
| 52 | Jim Miller          | 5/2/2018  |
| 53 | Mitch Lewis         | 5/8/2018  |
| 54 | Sean Clark          | 6/4/2018  |
| 55 | Lance Windey        | 6/13/2018 |
| 56 | Jason Leslie        | 6/19/2018 |
| 57 | Olivia Ryan         | 8/3/2018  |