

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, October 16, 2018 at 8:45 am

MINUTES

CALL TO ORDER: 8:52

Board Members Present:

Jonathan Robinson

Todd Ellingson

Matt Turner

Flo Phillips

GTPM:

Tina Korpi

Kelsey Bancroft

Demerie Northrop, by phone

Guests:

Jason Leslie

1) Homeowners & Guest Time

Jason Leslie attended the meeting to discuss his plans to build a greenhouse behind his home. Jonathan reviewed the plans and the DRC comments in regard to the requirement that this accessory structure be of similar character to the house. The plan is for the roof pitch to be the same as the new home and for the bottom 4' of the greenhouse to match the house siding. The greenhouse will be within the setbacks and will be linked with a gravel path to the house. He will have working drawings drawn up by a structural engineer for final approval. Flo moved to approve the preliminary design with the gravel path. Jonathan seconded the motion and all voted in favor.

Additionally, Jason expressed concerns that the construction dumpster he has on site is being "poached" and people are throwing away other debris in it including items in the "wood only" dumpster that are not wood. There are additional dump fees for him as a result and he would like the homeowners to be made aware of this and asked that a notice be sent out to them.

2) Executive Session

The board entered an executive session at 9:16 and adjourned at 9:39

3) Approval of September 18, 2018 board minutes

Matt moved to approve the minutes as edited. Flo seconded the motion. All voted in favor.

4) ARC/LRC

a) Coles, 1-61, 1184 Melody Creek Lane, Garage Door

The DRC reviewed these plans in light of the design guidelines for that lot and recommended approval. Jonathan moved to approve the new door. Todd seconded the motion. All voted in favor.

b) Lofgren/Leslie, 1-206, Preliminary Greenhouse review and Landscape Approval

See above for the greenhouse discussion and vote to approve the preliminary plans. The Landscape review committee approved the landscape plan as presented to them with the additional shrubs being moved near the gas fire pit. Jonathan moved to approve the landscape plans. Flo seconded the motion and all voted in favor.

c) Ryan, 2-30, 4345 Melody Ranch Dr., Landscape Approval

The landscape review committee reviewed the property and recommended approval. Jonathan moved for approval of the landscaping and recommended the return of the deposit. Flo seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The board thanked GTPM for their work on reducing the amount of delinquent dues.

ii) Financial Review

After review of the financial report, there were no additional questions. The operating account currently has \$57,400 and the maintenance reserve account has \$194,097.

6) GTPM

GTPM received a call about the need for using HOA resources to mow the open space and was not supportive of it. The owner was advised that the board will be mowing 1/3 of the open space each year in an effort to appease those homeowners who requested mowing. By dividing it in thirds it will reduce the annual expense to the HOA.

7) Violations - Violation Log

There were no violations of consequence. The list is much smaller than it is in the summer months. GTPM will extend the violation review to include the storage area as there seem to be quite a few “unauthorized” items in it. An article in the newsletter will be added to remind people of what can be stored in their spaces.

8) Old Business

a) Pond Task Force update

An update was not provided prior to the meeting. GTPM will follow up with the committee and ask if would like to attend one of the next two meetings with any recommendations so the budget can be prepared accordingly.

b) Front Entry Signs and Lighting update

Jonathan signed the MOU this morning; once Bob Hammond signs it GTPM will have it recorded with the county. The signs are currently being made and will be installed as soon as they are done.

c) Planting new trees in open space

11 new trees were planted in the open space along Melody Creek Lane. The adjacent neighbors were pleased with these additions. The HOA will work with Evergreen Tree Care to make sure they are properly irrigated and treated.

d) Open Space Landscaping Policy Task Force update

This group is starting to get something together to meet and discuss the open space landscaping policy. There is nothing to report at this time.

e) Sales Office Task Force update

This committee has met several times and is requesting authorization to pay to have the building thoroughly examined and a formal proposal to be created. The board is not supportive of boarding up the windows and doors with plywood for safety and aesthetic concerns. Jonathan moved to

approve the \$780 fee quoted to do the building inspection to determine what is necessary to bring it up to code. Matt seconded the motion and all voted in favor.

f) Irrigation Pump replacement and digital meter discussion

There is nothing new to report on this item. The board would like to explore cheaper options in advance of preparing the 2019 budget.

9) New Business

a) Request from Margie Aeckerle to use Chickadee Park one day next summer for a wedding reception

The board is not supportive of this use of the HOA common area. They have concerns about the lack of facilities for guests and would suggest that she look at using a county park instead as it is better equipped to handle an event such as a this. Tina will communicate this with Ms. Aeckerle.

10) Adjournment 9:56

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

<u>Wait list for a double space</u>		<u>Date</u>	<u>Wait List for a single space</u>		<u>Date</u>
<u>(9x50)</u>		<u>Applied</u>	<u>(9x25)</u>		<u>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 Frobeck	7/3/2014	**		
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
22	Neal Larsen (wants larger)	10/9/2018		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

*Offered P

** Did not

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
58	April Cunningham	9/12/2018
59	Theresa Zacharias	9/14/2018
60	Ruslan Khusainov	10/12/2018
61	Diane Peterson	10/15/2018