

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, May 22, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:48

Board Members Present:

Jonathan Robinson
Todd Ellingson (by phone)
Flo Phillips
Michael Gersack
Matt Turner

GTPM:

Demerie Northrop, by phone
Kelsey Bancroft

Homeowners:

John Hoover

1) Homeowners & Guest Time

The homeowner present was in attendance to go through the ARC final review for his home.

2) Executive Session

No executive session was needed

3) Approval of April 16, 2019 board minutes

Flo moved to approve the minutes from 4/16/19. Matt seconded the motion, and all voted in favor.

4) ARC Review

a) Emanuel/Hoover, 4315 Melody Ranch Drive, 2-033, Final Review

The DRC met with the homeowner and his architect last week. There were a couple of slight modifications requested that have since been provided including an increase of the roof pitch on the secondary shed roof and documentation regarding the variance request to increase the height of the finished foundation by 12" above the 2' maximum above existing grade. The board, acting as the ARC reviewed the plans, documentation and materials provided by the homeowner. Flo moved to approve the new home construction plans as recommended by the DRC and to grant the requested 12" variance above the 2' maximum above existing grade because of the high water table evidence provided by the homeowner. Michael seconded the motion, and all voted in favor.

b) Hare, 700 Palomino, 2-085, Trim Color Change

Matt moved to approve the plans as recommended by the DRC. Flo seconded the motion, and all voted in favor.

c) Martinez, 4132 Mustang Dr, 2-103, Storage Closet

This review is tabled pending additional information as requested by the DRC to complete the proposal.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The board has requested that GTPM send the “storage removal” letter to those owners that are delinquent and have a storage space. There are too many people on the waiting list to not have those owners with spaces be in compliance with the rules and regulations for the RV Storage area in Melody Ranch.

ii) Financial Review

Flo moved to approve the financials as presented. Mike seconded the motion, all voted in favor.

6) GTPM

~ It has been noted that the shed door for the irrigation has been open and kids have been seen playing in and around the building. The board would like GTPM to secure the door with a properly functioning latch and lock and do repairs to the door or hinges as needed.

7) Old Business

a) Pond Task Force update

There is nothing to report from the task force.

b) Sales Office Task Force update

The Sales Force task force was advised of the board decision from last month and has had a meeting to begin working on securing the sale/relocation of the building. There is no additional update to provide currently.

c) Entry Sign Repairs

An estimate for repairs has been presented and repairs will be done in the coming weeks. A copy of the cost was sent to the sheriff’s office to properly document their file on this vandalism.

d) Open Space Task Force

The board reviewed the determination from last month’s proposal discussed by the task force and is requesting that the group modify their proposal as the proposal as presented to the board would not receive the required 4 out of 5 board member approval. The board is willing to discuss and work with the task force to modify the proposed amendment such that it might achieve the required 4 out of 5 board member approval.

8) New Business

a) 4320 Balsam Tree Planting Request

The board reviewed the plans to remove and replace the willow tree with a chokecherry or aspen tree. Jonathan moved to approve this plan and Mike seconded the motion. All voted in favor.

b) Pathways Repair Storage request

Brian Schilling has requested that an area near Pond 1 be used for staging while the pathway is being repaired. Proposed repairs include adding culverts and adjusting the elevation to prevent spring flooding. The board approved the request and would like to know what will be staged in the open space and for what period of time.

c) Weed Spraying Discussion

There has been an inquiry by a homeowner about what is being used to treat the weeds in Melody Ranch. Tina has requested that Wyoming Landscape do a brief write-up of what is being used,

where and how frequently. The board would like this information circulated to the homeowners via the website with a link to the information to be included in the newsletter.

d) Miller dog complaint

A report was made to GTPM as well as to the Sheriff's office about an incident involving a neighbor's dog. The children of Mr. Miller wanted to give the neighbor's dog a treat and approached one of the owner's dog while it was in its own yard (controlled by an electric fence). The dog became aggressive leaving red marks on the child and biting Mr. Miller when he picked his son up. Mr. Miller did not wish to press charges and the police closed the case after speaking with the dog owner. As the dog, when the biting incident occurred, was restrained within the homeowner's own yard in accordance with the CC&Rs; the Sheriff had already informed the homeowner that another biting incident would require dog impoundment; the bitten neighbor did not press charges; and the homeowner agreed with the Sheriff that he could do more to physically restrain his dog, the board felt it was not necessary to impound the dog and/or fine the owner at this time. They noted, however, that if the same dog was involved in a future incident, they would apply the procedures as laid out in the CC&Rs.

9) Adjournment 9:36