

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, July 16, 2019 at 8:45 am

**MINUTES**

CALL TO ORDER 8:46

**Board Members Present:**

Matt Turner

Todd Ellingson

Flo Phillips

Michael Gersack

Jonathan Robinson

**GTPM:**

Tina Korpi

Kelsey Bancroft

**Homeowners:**

Kent Van Riper

Michael Schrotz

Buckner Woodford

1) Approval of June 18, 2019 board minutes

Flo moved to approve the minutes from 6/18/19. Matt seconded the motion, and all voted in favor.

2) ARC

a) Tanabe – 4445 Fallen Leaf, 1-006, Roof Replacement

The ARC suggested a denial of approval as the application is incomplete with not providing documentation of the fire rating of the roof. Additionally, the pitch of the shed roof is less than the required minimum. The board would like for a resubmission with the fire rating and a request for variance.

b) Saunders – 4215 Kestrel Ln, 1-154, New Construction Review

The ARC provided that the roof pitch connecting the home in the middle is lower than the required minimum. The DRC did not identify any other guideline issues. Flo made a motion to approve the new construction at 4215 Kestrel Ln. Todd seconded the motion. Jonathan, Matt and Michael voted not to approve. The motion did not pass and the submission was denied due to the roof pitch not falling within the design guidelines.

The board went into a deeper discussion with regards to the design guidelines and roof pitches.

There are many homes being built around the county with the lower roof pitches and the board is willing to look into making an amendment to the design guidelines. They will need to have an architect look over the guidelines to help in making these amendments prior to making any changes.

3) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There is one owner who is over 90 days delinquent. The owner has been sent the certified intent to file a lien letter.

ii) Financial Review

The board reviewed the financials. The board had no further questions with regards to the financials and approved the financials.

4) GTPM

Tina reported that there is a leak in the irrigation system by the pump house. Wyoming Landscape has been notified and is working on making the repairs.

5) Old Business

a) Pond Task Force update

There is nothing to report from the task force.

b) Sales Office Task Force update

Kent Van Riper and Michael Schrotz attended the meeting on behalf of the Sales Cabin task force. They presented a flyer to the board for the sales cabin to be sold/removed from Melody Ranch property. The board was happy with the flyer with possible modification to the words “accepting offers”. There was discussion as to how to proceed when more than one party is interested. Like many negotiations, the interested party to first put down the deposit will have the rights to the cabin. The task force asked the board if they would like to engage an attorney in creating a contract that would spell out the responsibilities. The board decided to hold off on this until there is an interested party. The will want a legal contract drawn up if and when there is an interested party. There was question about installing a camera to the sales cabin. The board discussed that putting more money towards the cabin at this time doesn’t make sense. No camera will be installed. The Sales Cabin task force will distribute the flyer and await for any interested parties.

c) Open Space Task Force Amendment

~Review and Discussion

The board discussed the proposed “Revised Open Space Policy”. The board has continued the efforts of amending this policy with the help of the Open Space Task Force. They have held a workshop on the matter as well as have continued to discuss the proposed amendments during board meetings. The board does want to encourage transplanting to open space and believe that the policy does need to be revamped in order to encourage this. The board will work on a written response to the task force’s suggestions.

6) New Business

a) Woodford Sump Pump Request – 4045 Sandy Creek

Buck Woodford attended the meeting to discuss the installation of a sump pump to the Melody Ranch common area. The board discussed this and explained to Buck that the land must be reclaimed and any damage to open space irrigation will need to be repaired. Buck understood this all. Todd made a motion to approve the installation of the sump pump for Buck Woodford at 4045 Sandy Creek Lane. Michael seconded the motion and all were in favor. GTPM will provide an approval letter.

b) Jason Leslie request for return of Open Space and Sump Pump line deposit

Jonathan reported that the landscaping is not completely finished and the irrigation needs to be tested for the repairs as it was damaged during the installation of landscaping and sump pump prior to the return of the deposit.

7) Adjournment

With no further discussion, the meeting was adjourned.