

*The Meadows at Melody Ranch*  
*Homeowner's Association*

Annual Meeting – Community Bible Church

Monday, March 1<sup>st</sup>, 2010, 7:00 pm

**Meeting Minutes**

**1. Attendance**

Bob Hammond

David Kaufman

Rich & Becky Bloom

Brett Kroger

David Quinn

Ingrid Watsabaugh

Karen Van Norman

Nancy Hoffman

Linda & Jim Goralski

J.R. Berezay

Jim Hobson

Shirley & Dan Thomas

Kathe Coelho

Sandi & Mike Mathews

Echo Miller

Paul Hansen

Robyn McCain

Mike May

Erich Jost

Kathy Wipfler

Represented by Proxy:

Todd & Maureen Ellingson

Michele Gammer & Andrew Salter

Wayne & Tana Pedersen

Ken & Victoria Daraie

Marty & Cindy Trott

Chris Roberts

James Wunsch

Edward Dearing

Janet & Joe Kravetsky

Krista Dooley & Jason Elms

Kevin & Shelly Olson

H. Rozan Welch

Charlene Anderson

**2. Determination of Quorum**

With 32 out of 306 represented either in person or by proxy it was determined there was a quorum.

**3. Financial Report**

Discussion and Explanation on the 2009 Financials and Proposed Budget

Jim Goralski moves to approve the budget

Nancy Hoffman second.

All in favor.

**4. HOA 2009 Projects**

- a) Continue progress through the infrastructure analysis with our consultant, Nelson Engineering. Final Report was delivered in March.
- b) Installation of Mutt Mitt stations on the pathways and creating a “No Pet” park at Chickadee Circle.
- c) The addition of three new speed bumps and the repair of existing ones including striping and painting.
- d) Pavement repair and crack sealing.
- e) Irrigation head gate repair.

- f) Clean up of storage area and the addition of 10 new unit spaces. Installation of gate on the storage area.
- g) Continuation of transition items and the formation of an Improvement and Service District (ISD).
- h) Cleaning graffiti and obscenities off of public and private structures.
- i) Institution of several new policies: Rock Rule & Assessment Collection Policy Resolution.
- j) Care and inventory of all the trees in the subdivision – 1756 Trees

## **5. HOA 2010 Projects**

- a) Chip seal roadways
- b) Report on mail box initiative  
 Rich Bloom & Kathe Coelho who sits on the mail box committee gave a little background and information on the mail boxes in Melody Ranch. The committee will present the locations, polices, the numbers, etc to the Board and then will present it to the homeowners. The Board will keep the homeowner's informed via the newsletter and the website. Ingrid Watsabaugh & Jim Hobson were opposed to the mail boxes.
- c) Open space maintenance
- d) Continue to work with County on County Neighborhood Park
- e) Continue to work with County about fixing up the pathways
- f) Continue with transition and formation of an Improvement Service District

## **6. Election of Officer – Rich Bloom**

Jim Goralski nominates Rich Bloom for another term (3 years)  
 Karen Van Norman second.  
 Majority in favor.

## **7. Questions and Answers**

### **Ingrid Watsabaugh:**

Ingrid is concerned about the mailboxes. Was wondering if there is a process where the homeowner's can vote on it? - The board said they will inform the membership of the final locations for their feedback before summer. The board then will solicited feedback before proceeding. The decision to proceed will reside with the board.

Open space mowing vs. not mowing – Ingrid feels that leaving the grass to grow contributes to building habitat to rodents and noxious weeds really take off. - The HOA is spraying the weeds. It cost about \$14,000 to mow the open space. It is a large area and that is why it isn't mowed twice a year.

Ingrid is concerned about sprinklers on during the day when walking the pathways. – Last summer we started turning all sprinklers to go only on at night. If that is not occurring then please let GTPM know when this is happening. GTPM can contact the contractor.

Ingrid is concerned about dirt/sand coming out of her faucets. – GTPM will follow up on this.

Ingrid commented on the mutt mitt stations being inconsistently filled. Occasionally the mutt mitt stations can be empty for over a week.

**Molly Dearing:** Would like to see the agenda added to the website.

**Mike May:** Sign located in the Chickadee Circle Park is dangerous. – GTPM will take a look at the placement of the sign and perhaps move it to a different location or pad the pole.

**Karen Van Norman:** Is a new member to the Parks & Rec board. Once the County becomes responsible parties for the pathways, they will be paved. Karen informed homeowner's about a program formed in 2009 by Friends of Pathways. It is entitled Pathways Stewardship Program and is organized by Mike Welch. – Individual volunteer's select different sections of the pathway to maintain for the season. Karen has volunteered to take on a section of the pathway.

Karen asked what the skinny was on snowmobiles in the subdivision. David stated you cannot drive on the streets within Melody Ranch. It is a rare occurrence. The Board will keep an eye on it.

**Kathy Wipfler:** Wanted to know where the exact location of the speed bump on Palomino will be. – No speed bumps are schedule right now. The board would discuss with the neighbors as to where they would like it.

**Nancy Hoffman:** Suggested putting in speed dips rather than speed bumps. – David Kaufman explained the difference between the two. In order to do speed dips, you have to cut the pavement, re-grade the area, pave it, and provide drainage. They are a lot more expensive to maintain.

**Echo Miller:** Wondered if the board would consider some other alternative for the bikers in the community rather than chip sealing? David Kaufman said they could look at different options. He used Henry's Road as an example of chip seal that bicyclist are fine with. Chip Seal gives you more bang for your bucks.

**Eric Jost:** Asked about pond maintenance. Eric felt like the ponds have been neglected over the last couple of years. David Kaufman stated the HOA didn't do any pond maintenance this year but contracted the ponds out to the Pond Whisperer the previous year. David stated the ponds do need to be maintained this summer.

**Jim Hobson:** Was happy to see the money spent on the trees. Was concerned why the trees were never installed properly? Why is the HOA paying for this? Rich Bloom said Jim with Evergreen Tree care looked over every tree in the subdivision. He was asked to undo the root balls, haul in soil to cover them and remove girdles. Brett Kroger also noted that the Developer brought in more trees than required. It was cheaper for the HOA to save them, than to put the trees in on our own dollar.

**Shirley Thomas:** Suggested the HOA does something social. Perhaps a picnic or a Christmas party, and it could be combined with a meeting.

**Kathe Coelho:** Dog owners need to be reminded to pick up the mutt mitt bags and not to leave them all over the pathways.

**8. Adjournment** - Meeting was adjourned at 8:50