

*The Meadows of Melody Ranch*

*Homeowner's Association*

Annual Meeting – Community Bible Church

Monday, March 4th, 2013, 5:40 pm

**Meeting Minutes**

**1. Attendance**

Bob Hammond  
Andy Salter  
Steven Smith  
Brett Kroger

Nancy Hoffman  
Mark Heineken  
JR Berezay

Rich Bloom  
Mike May  
Echo Miller

Tina Korpi (GTPM)

Demerie Northrop (GTPM)

DeNesha Anderson (GTPM)

**Represented by Proxy:**

Jonathan & Brittany Baker  
Mike & Carrie Geraci  
Shannon Kenny  
Gram & Kristen Pizarro  
Larry & Patricia Hendricks  
Martin & Becky Murphy  
Daniel & Shirley Thomas  
Wesley & Margaret Womack  
Thomas & Alecia Davis  
Robin Allison (Habitat for Humanity)  
James & Linda Goralski

Scott Courser  
Wayne & Florence Phillips  
Sheila Beebe-Sanders  
Maria Brecker  
Tom & Joanne Fillippo  
Paul Hansen & Kay Stratman  
James & Shannon Yarrow  
Penny McBride  
Patrick & Shari Brownfield  
Krista Dooley  
Greg & Mindy Sturgis

A.K. McNay  
James & Lisa Ryan  
Concord Capital Management (Lot 88)  
Lance & Christine Windey  
Greg Fulton  
Paul Cayot & Debra Sawyer  
Jim & Kristin Vito  
Matt & Holly Balogh  
Carol Viau  
Mira Lee  
Carmina Oaks

**2. Determination of Quorum**

With 43 out of 328 represented either in person or by proxy it was determined there was a quorum.

**3. Welcome from HOA Board President, Rich Bloom**

Rich Bloom, on behalf of the board, thanked GTPM and all of the homeowners who give generously of their time to help our HOA function the way it does. Specifically, the HOA board: Bob Hammond, Nancy Hoffman, Andy Salter and Kristine O'Brien; the Architectural Review Committee: Jennifer Henninger, Matthew Bart, Jane Carhart, Bob Hammond and David Kaufman; Landscape Review Committee: Lisa Allen, Linda Swope and JR Berezay, Jeff Arnetts; The Parks Committee headed up by Shannon Yarrow; the ISD Board: Brett Kroger, Bob Hammond, Jim Gute, Rich Bloom and Larry Pardee

**3. Approval of March 1<sup>st</sup>, 2012 Minutes**

Bob Hammond made the motion to approve the minutes from last year's annual meeting. Nancy Hoffman seconded the motion. All present voted in favor, none opposed.

#### **4. Financial Report**

- a. Discussions and Explanations on the 2012 Financials
- b. 2013 Proposed Budget

There were no questions on the financial report. The income did exceed the budget primarily due to a one time audit settlement with the developer and extraordinary water uses during the 2012 drought. It was an accurate budget without much excess.

There is a need to begin saving more money for depreciating assets going forward. It has been four years since there has been an increase in HOA dues or water fees. The proposed increases are a 4% increase in water charges (\$.05/1,000 gallons for members and \$.07/1,000 gallons for non-members). The dues will be increased 6% from \$37.50 to \$40 for the Townhouses, from \$56.25 to \$60 for Category 1&2 lots, and from \$75 to \$80 for the market lots.

There was some discussion about the role of the ISD and how it will affect the dues. The ISD is a separate entity that is formed for the benefit of the HOA providing financial advantages. The ISD will take over water and sewer once it is transferred to the HOA and most likely the roads as well.

Andy Salter made a motion to approve the 2013 budget. Bob Hammond seconded the motion. All present voted in favor of the budget and all proxy votes were also cast in favor. None opposed.

#### **5. HOA 2012 Projects**

- a. Transition of open space, roads and infrastructure – update

The open space has been transferred to the HOA (with the exception of 2 lots with fence encroachments). The roads have been transferred – there are a lot of easements but they are in the process of getting everything titled properly.

- b. Formation of the ISD - update

The ISD has formed and met several times. They have bylaws and are working closely with the Melody Board through the transition issues.

- c. Munger View Neighborhood Park – update

The playground equipment has arrived and is to be installed this spring.

#### **6. HOA 2013 Projects**

- a. Complete transition of infrastructure
- b. Continue to work with County on Munger View Neighborhood Park
  - i. Installation of playground equipment to be done this spring
  - ii. Orphaned island shared cost offer – the maintenance of this parcel will be done by the county.
- c. Discuss process to evaluate both homeowners' interest in retaining the old sales office as a community building. This historic building is owned by Melody Ranch. It is the one original building from back in the 1940's. It is sound and has value. We will need to find out what the owner's interest is in this building and what they would like to see it used for.

- d. Ongoing pond work. There is \$15,000 budgeted for work this spring/summer to fix liners and some erosion to the spillways of several ponds. The larger pond by Fallen Leaf has nearly \$100,000 in repairs that we will need to plan ahead for.
- e. Culinary water leak testing verification and likely fixes with individual owners. The leak test done by the developer will need to be verified and redone sometime this summer. There may also be a 3<sup>rd</sup> culinary well built, depending on the ruling of the county engineer.

## **7. Election of Officer**

Rich Bloom's term is up. He would like to rerun.

Nancy Hoffman nominated him. Andy Salter seconded the nomination. All voted in favor.

## **8. Questions and Answers**

~Bob Hammond will be heading up a committee to build and landscape a berm near the sales office.

~There is some concern about the flooding that was experienced by homeowners due to the flood irrigation of our neighboring rancher – the HOA has no legal standing to stop this process. We will continue, as we did last summer, to encourage the owner to flood irrigate responsibly.

~There have been several homeowners that have had issues with mail delivery. There is an issue with sorting and GTPM will send a letter to the postmaster to address the problem of mail being sent to the wrong address.

~A survey will be sent to the homeowners requesting feedback on the ice rink, ski track and how homeowners would like to use the sales office.

## **9. Adjournment** - Meeting was adjourned at 6:33