

The Meadows of Melody Ranch

Homeowner's Association

Annual Meeting – Community Bible Church

Monday, March 3th, 2014, 5:30 pm

Meeting Minutes

1. Attendance

Bob Hammond	Nancy Hoffman	Rich Bloom
Karen VanNorman	Mark Heineken	Mike May
Steven Smith	Gregory Cisco	Susan Myers
Kathy McCurdy	Joe Izzo	Mira Lee
Nancy Martino	David Kaufman	Linda Goralski
Dan Feuz	Jeremy Hartranft	Andy Davis
Denise Joy	Carrie Gersaci	Greg Wallace
Claudia & Michael Schrotz		

Tina Korpi (GTPM) Demerie Northrop (GTPM)

Represented by Proxy:

Daniel & Shirley Thomas	Carmina Oaks	Julie McIntyre & Tom Vajda
David & Nancy Dunlap (183 & 199)	Charles & Benita Knight	A.K. McNay
Jim & Kristin Vito	David Trzcinski & Heather Lieding	Erich Jost
Paul Cayot & Debra Sawyer	Walt & Kristen Omlar	Greg & Mindy Sturgis
Joe Kola/1 st Interstate Bank	James & Shannon Yarrow	Concord Capital Management (88) Owen Pyle
Paul Hansen & Kay Stratman	Sherri & Ken Jern	Larry & Patricia Hendricks
Vandy Walker	Todd & Maureen Ellingson (122 & 202)	Matt & Holly Balogh
Thomas & Glenda McNichols	Kevin & Shelley Olson	Greg Fulton
Maria Brecker	Brett & Jackie Kroger	Jack & Barbara Moser
Scott Courser	Robert & Betti Bohus	Frank & Kathy Lyons
Lance & Christine Windey	Wesley & Margaret Womack	David Korte
Nyles Ellefson	C. Lee Harris	Kristine & Paul O'Brien
Steven Michel	Bill & Engrid Sullivan	Jim & Lisa Gute
Rachel Block & Matt Elliott		

2. Determination of Quorum

With 62 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, Mark Heineken and Kristine O'Brien; the Architectural Review Committee: Jim Vito, Steven Smith, Bob Hammond and David Kaufman; Landscape Review Committee: Linda Swope and JR Berezay;

The Parks Committee headed up by Shannon Yarrow; the ISD Board: Brett Kroger, Bob Hammond, Jim Gute, Rich Bloom and Larry Pardee. Rich then highlighted the differences between the ISD and HOA and the roles of both. The ISD, or Improvement and Service District, for Melody Ranch is responsible for the roadways, water and sewer lines. They control snowplowing, water supplies, road signs, speed bumps, and other items pertaining to these three main categories. They are a quasi-government entity, and therefore receive dues from the homeowners in the form of property taxes and water use fees. Whereas the HOA is responsible for the rest of Melody Ranch including the ponds, RV Storage, irrigation, landscaping, covenants etc.

3. Approval of March 4th, 2013 Minutes

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

4. Financial Report

- a. Discussions and Explanations on the 2013 Financials
- b. 2014 Proposed Budget

Nancy Hoffman, the board treasurer, reviewed the financials from last year. She highlighted that the HOA currently has \$501,349 in assets with \$484,103 in available cash. The 2013 income was \$264,625 – this amount was lower than the budgeted amount, as a result of the dues being lowered to accommodate the ISD income. The proposed budget income for 2014 is \$208,210. The expense and income amounts are lower in 2014 because of the ISD, their responsibilities and fees.

The RV storage area has not seen an increase in rates for over 12 years. Therefore, the storage fees will increase from \$10 for a small space to \$12 and from \$20 for a double space to \$24.

The dues will be increased 2.7% from \$27.50 to \$28.25 for the Townhouses, from \$41.25 to \$42.38 for Category 1&2 lots, and from \$55 to \$56.50 for the market lots. There were no questions on the financial report.

Bob Hammond made a motion to approve the 2014 budget. Mark Heineken seconded the motion. All present voted in favor of the budget and all proxy votes were also cast in favor. None opposed.

5. HOA 2013 Projects

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

The roads, road lots and open space have been transferred from the developer. The roads were then immediately transferred to the ISD along with \$160,000 from the HOA. The HOA has already transferred \$100,000 to the ISD at its inception to pay for start up costs and a new grinder. The water and sewer systems should be transferred from the developer within the next few weeks, at which time the HOA will immediately transfer them to the ISD along with an additional \$240,000 from HOA reserves.

- b. Formation of the ISD - update

The ISD meets every other month and is taking on the projects involving roads, water and sewer. This includes speed limit signs, snow plowing and the water system.

1) To update homeowners on the situation with the water in Melody Ranch from last month, a cause has still not been determined as to the change in taste and odor of the water. We do have a pressurized system – the back flow preventer, well heads and storage tanks which were all checked and cleared. Perhaps the sulfuric smell and taste came from a spot of bad ground water

(from over 100' down in the ground). The water has been tested and there was no contamination from farm lands, agriculture or sewage sources. There is continued and ongoing testing of the water. Jorgensen Associates is working with public health and the EPA to try to locate the cause. The chlorine levels were temporarily increased for a couple reasons; it combats any biological agents if there are any present and it binds to the sulfur to help with the smell and taste. The water does not turn over as quickly in the winter months; which is why the system was flushed. This exercise seemed to improve the water throughout Melody Ranch.

2) There were two large weather events in a very short amount of time. As a result, the snowplowers were overwhelmed with the massive amounts of snow and the melting that occurred in between. It has been a very heavy snow season, and it has presented a scenario for the ISD to discuss at its next board meeting. GTPM will visit with Wyoming Landscape about pushing the snow to the sides of the road where there are no driveways. Perhaps the blades can also be adjusted to avoid such a large snow pile up in front of driveways. In addition, the plow drivers seem to be pushing the snow into corners reducing visibility and creating a frozen wall making it difficult to get water out of the intersections.

3) The ISD will also plan on reviewing drainage design and existing culvert conditions for the roadway drainage.

c. Munger View Neighborhood Park – update

The playground equipment has been installed and final landscaping work completed last fall.

d. Amenities in Melody Ranch (Ice Rink, Ski Track, Sled Hill)

The sledding hill has been a very popular addition to Melody Ranch's amenities. We will be seeding and irrigating that area this spring and ask homeowners to try and stay off of the hill once the snow has melted. It was hydro seeded in the fall, but there is more work to be done. It will be fenced off as a reminder.

6. HOA 2014 Projects

a. Complete transition of culinary water and sewer conveyance systems to the ISD.

This should be done in a few weeks. We are waiting for the developer to turn everything over.

b. Discuss process and feedback concerning the future of the old sales office.

We are in the process of getting a change of use permit for the old sales office. There will need to be some work done before it can be used. We are prevented from renting out the building to the general public, but other ideas suggested include using it as a community center, a warming hut or using it for neighborhood gatherings. We will be forming a committee of homeowners to work on this project. Volunteers are needed to sit on this committee.

c. Ongoing pond work

Last fall Pond #1, on the corner of Sandy Creek and Melody Creek Lane, was repaired and fixed up. Going forward, the board has authorized Buck Buchenroth to manipulate the ground around a couple of the ponds in Melody Ranch in an effort to make them look and operate in a more natural way. The liners have begun to fail, but it is cost prohibitive to reline the ponds. By making them more natural, it should produce a more aesthetic environment for residents.

7. Election of Officer

Bob Hammond's term is up this year and he has decided not to rerun for his seat on the board of directors. We thank him for his six years of service and look forward to working with him more on the ISD and ARC. Mark Heineken's position is also up this year. Mark took over for Andy Salter last August, when Andy moved out of Melody Ranch. Mark is interested in running for his seat again.

Alan Nevius spoke to Nancy Hoffman and expressed his interest in joining the board of directors. There were no other nominations from the floor.

Rich nominated Mark Heineken. Dave Kaufman seconded the nomination.

Nancy nominated Alan Nevius. Michael Schrotz seconded the nomination.

Tina Korpi tallied the ballots and both Alan and Mark were elected to 3-year terms on the board of directors.

8. Questions and Answers

~ Nancy Martino proposes that we post "welcome to Melody Ranch" signs at the entrances to the neighborhood. She has volunteered to head up a committee to look into this issue further. We will send a query for this committee in the March newsletter.

~ "Next Door" is a social media app that several homeowners have joined. It is a private social network that you must be invited to join. It is a way to get in touch with other people from the neighborhood. The printed member directory really didn't get off the ground, as many homeowners did not express an interest in being included. This may be a nice alternative to that option.

9. Adjournment –

Mark moved to adjourn the meeting at 6:22. Nancy Hoffman seconded the motion. All voted in favor