

The Meadows of Melody Ranch
Homeowner's Association

Annual Meeting – Community Bible Church

Monday, March 2nd, 2015, 5:30 pm

DRAFT MEETING MINUTES

1. Attendance

Bob Hammond	Bo Miller	Alan Nevius
Todd Ellingson (1-122 & 1-202)	JR Berezay	Todd Lamma
Steven Smith	Jeff Corban	James & Rebecca Donley
David & Nancy Dunlap (183 & 199)	Kyle Geffre	John Goettler
Jim & Linda Goralski	Paul Hansen	Larry & Patricia Hendricks
Jim Hobson	Joe & Janet Kravetsky	Warren & Susan Myers
Kevin Olson	Flo Phillips	Peter Rork
Jonathan & Elizabeth Robinson	Claudia & Michael Schrotz	Shirley & Dan Thomas
Mary Waid		

Tina Korpi (GTPM)

Demerie Northrop (GTPM)

Represented by Proxy:

Annaren Lot 2-030	Annaren Lot 2-031	Trip Barden
Barnes Family Trust	Rich Bloom	Maria Brecker
Ken Daraia	Chad Driewer	Nyles Ellefson
Rachel & Matt Elliott	Joe Kola/1 st Interstate Bank	Greg Fulton
Mark Heineken	Nancy Hoffman	Erich Jost
David Kaufman	David Korte	Brett & Jackie Kroger
Mira Lee	Michael & Valerie May	Kent & Penny McBride
Steven Michel	Jack & Barbara Moser	Martin & Becky Murphy
Kristine & Paul O'Brien	Walt & Kristen Omlar	Stuart & Susan Palmer
Gram & Kristen Pizarro	Debra Sawyer	Greg & Mindy Sturgis
Bill & Engrid Sullivan	David Trzcinski	Karen VanNorman
Carol Viau	Vandy Walker	Wesley & Margaret Womack

2. Determination of Quorum

With 63 out of 332 represented either in person or by proxy it was determined there was a quorum.

3. Welcome from HOA Board President, Bob Hammond

Bob Hammond, on behalf of the board, thanked the board members who resigned in 2014 Nancy Hoffman, Mark Heineken and Rich Bloom. They gave their time and knowledge to the betterment of the HOA and the board is grateful for them.

There were a few issues that came up last year in the Melody Ranch HOA. First off, the flooding last spring has encouraged the board and property management company to have a

conversation with Roger Seherr-Thoss in the upcoming weeks. He would like to open the dialogue of being a “good neighbor” and working with him to try and control the amount of water that flows into Melody Ranch from his property. In addition, the board is also working on language to allow homeowners to remove trees in an effort to improve view corridors as a response to the removal of a few trees from the open space last year. The ISD has taken over complete control from the developer and is in charge of the infrastructure in Melody Ranch (roads, water and sewer systems)

4. Approval of March 3rd, 2014 Minutes

Kyle Geffre made the motion to approve the minutes from last year’s annual meeting. Jim Goralski seconded the motion. All present voted in favor, none opposed.

5. Financial Report

- a. Discussions and Explanations on the 2014 Financials
- b. 2015 Proposed Budget

Todd Ellingson, the board treasurer, reviewed the financials from last year. He explained that the expenses exceeded the budget. Specifically in the area of legal fees and some lingering bills in engineering as the HOA took care of bills from past years that were paid at the time the HOA took control from the developer. In addition, as a result of the flooding along the north end of the neighborhood, a berm was built to help contain future flood waters. As this had not been anticipated, it contributed to the overage in expenses. As there are no pending legal issues and the ISD has taken on a lion’s share of the assets in Melody Ranch, the board felt there was no need to increase dues this year. This should allow the HOA to save extra money for the maintenance reserve account.

Questions from the floor about the finances:

~ The chip sealing that was done was not done well and should be redone. Is this something that can be explored for the developer to take care of since Evans was hired by them and did not do an adequate job on the roads?

~How do we pay for snow removal? Tina explained that Wyoming Landscape was awarded a three-year contract by the ISD and is paid a lump sum amount regardless of the amount of snow received. The only extra charge would be if we receive a big heavy snow and we request WLC to clean out the entrances to the driveways which would be paid at an hourly rate.

~Regarding the water, are there any special assessments that are anticipated? Bob explained, as a member of the ISD, that the ISD is in the process of setting up leak detection and acquiring the proper pumps and will have pumps on hand in case of emergency. It does not look like there will be a need for a special assessment at this time as the current water system has sufficient capacity.

~How was it determined how much money would be transferred to the ISD? The money and responsibility of the infrastructure was transferred together from the developer to the HOA and then to the ISD. A capital reserve study was conducted to help determine the ownership, rate of depreciation and value of the assets for the HOA and ISD. In addition, the ISD has access to grant money and low-interest loans as it is a quasi-government entity.

~The views of the ponds are pitiful (specifically pond #5). Is there a contract with the developer where they can be required to put a liner in the pond to make it full and beautiful? Demerie from GTPM reviewed the work that has been done on the ponds to date. This includes pond #1, and the grading around ponds 7 and 8 which should be completed this spring. The cattails will be removed and replaced with Bulrush. The board is looking at the bigger picture regarding the ponds, prioritizing where and how much money should be spent on these assets. Due to the fact that pond #5 is not lined, the water levels are dependent on the ground water levels. The homeowners present at the meeting feel that is the HOA responsibility to maintain the pond as a pond. The board wants to be sure that spending the money on a liner will be the solution to keeping the pond filled. The board will be getting a larger, more comprehensive look at what needs to happen.

~ Why are the HOA funds so spread out between so many banks? The board is working on consolidating those accounts since the balances are not as high as they once were. Jim Goralski moved to approve the 2015 budget. Flo Phillips seconded the motion. All voted in favor.

6. HOA 2014 Projects

- a. Transition of open space, roads and infrastructure – update
The roads, water and sewer infrastructure have been completely transferred to the ISD.
~ How is the water controlled during flood season? The HOA controls the head gates and irrigation ditches within Melody Ranch. If there is more water than you can handle then you need to talk to the neighbors upstream.
- b. Formation of the Melody Improvement and Service District (ISD) - update
The ISD is up and running and fully functional. They started sending out their own water bills in January rather than having the HOA bill for that.
- c. Pond Work – Update
See above under question in financial section.
- d. Amenities in Melody Ranch (Ice Rink, Ski Track, Sled Hill)
The ice rink was purchased by donations from homeowners and is completely maintained by the homeowners. Unfortunately this year the liner was ripped and it would not hold water. Also, it was placed too close to the sled hill. These issues will be fixed for next season. Volunteers are always needed to maintain the rink throughout the winter months.
The ski track was made bigger this season with the help of two culverts. Many homeowners used and enjoyed this amenity this winter.
- e. Building of berm on Northern border
This was done in an effort to help potential flooding in the spring to protect the homes on the northern border of the HOA.

7. HOA 2014 Projects

- a. Discuss process and feedback concerning the future of the old sales office.
A committee needs to be formed to figure out what to do with the old sales office. Does it need to be renovated and used – if so for what? Should it be sold or given

away to someone willing to move it? Should it be completely taken down and if so, should something be put in its place?

8. Election of Officers

Terms of Bob Hammond (who was appointed mid-term to complete Nancy Hoffman's term) and Kristine O'Brien are expiring.

- a. Other nominations for these positions and vote.

Flo McCall, Jonathan Robinson, Carl Hee and Frank Lyons all expressed an interest in serving on the board. After the ballots were collected, Flo and Jonathan were elected to three-year terms.

9. Questions and Answers

~ The ARC has been renamed the DRC (Design Review Committee) and has hired an architect to sit on the committee. This committee then makes its recommendations to the board for the final approval.

~ Munger Park. The board is currently looking into what the next phases of the development of the area next to the playground with the county. The lights are also bright and create a problem for the neighbors closest to the area. They need to be softened or shielded.

~ Todd and Tina expressed a big thank you to Bob Hammond for getting back on the board when it needed him. He did a great job filling in for the officers that resigned. His time and energy is appreciated by the HOA and GTPM.

10. Adjournment – 7:10