

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, April 15, 2008, 4:30pm
Minutes**

Call to Order 4:30pm

Board Members present:

David Kaufman

Bob Hammond

Kurt Anselmi

David Quinn

Board members absent: Brett Kroger

Other attendees: Jay Cunagin

- 1) Homeowners' Time –
 - a.) Mike Rowell – Removed Greenhouse and wants landscape/damage deposit. The Board appreciates the removal of the greenhouse. The Board voted in favor to remove the \$75 in fines and in favor of scheduling a final site inspection by the Landscape Review Committee in June 2008.
 - b.) Dave Wilcox – Dog complaints. The Board voted to send a letter to Mr. Wilcox stating that he was not singled out for his dog. When a dog complaint is submitted, the HOA is obligated to send a notice to the homeowner. This is one of the most effective ways of controlling the dog problem in Melody Ranch.
 - c.) Knapp – Request to begin utility line excavation prior to obtaining TC permit. The Board felt that this was not a HOA issue but one for the County to determine. The board voted to allow preliminary excavation providing a copy of a letter is submitted to the HOA from the County Building Dept. stating their approval of such action.
 - d.) Karen Van Norman – There was a follow up with her regarding a letter she submitted for HOA distribution. David Kaufman has been in contact with her regarding this letter and told her the board would like another draft.
 - e.) Rork, Lot 8 – Dave Kaufman is working on a response regarding their addition plans and will route to the Board members when completed.
- 2) Correction, approval, or disposition of minutes of previous meeting – March 18, 2008. Kurt Anselmi made a motion to approve, David Q seconded, all in favor.
- 3) Correction, approval, or disposition of minutes of Annual Meeting – March 10, 2008. Dave K made motion to approve, Dave Q seconded, all in favor.
- 4) Bob Hammond would like the Landscape Review Committee activities on agenda once they start up.
- 5) Bob Hammond would like violation agenda item to report the past month's activity.
- 6) Reports of Officers
 - a) Secretary Treasurer
 - i) Financial Review – January and February 2008. Kurt Anselmi moved to table minutes with questions for Brett and Lauri, Bob Hammond seconded, all in favor. These financials will be reviewed again at the May Board Meeting.
 - ii) Paul D' Amours recent bill for review.

- iii) Aging Report – as of April 10, 2008. The report was discussed.
- 7) Committee Reports – Architectural Review Committee Approvals
 - a) Jim Gout, 1280 Melody Creek Lane, Lot 202
 - b) Eric Weber, 1274 Melody Creek Lane, Lot 204
 - c) David Crawford, 1248 Melody Creek Lane, Lot 108
 - d) Robert Carr, dog fence, Sandy Creek Lane, Lot 99
- 1. Transition Committee Requests – The TC requested approval from the Board to meet with attorney Paul D' Amours. Bob Hammond motioned to approve, Kurt Anselmi seconded, all in favor. David Quinn suggested he stepped down as a TC member. Bob Hammond motioned to approve, Dave Kaufman seconded, all in favor.
- 8) Maintenance - Bid for HOA work to be done. MRD presented maintenance labor rates for 2008. After review, the Board felt the rates were appropriate, but questioned the estimated time for the work to be completed as too high. It was stated that the rates were estimated at 10% higher to make sure they did come in within budget when completed. The Board felt that Brett Kroger (HOA treasurer) should be part of the discussion. Another meeting will be scheduled to discuss further.
- 9) Tree Spraying Bid – Dave Kaufman moved to approve the bid, seconded by Kurt Anselmi, all in favor.
- 7) Board Meeting Adjournment