

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, April 16, 2013, 4:30 pm

MINUTES

CALL TO ORDER: 4:33

Board Members Present:

Nancy Hoffman

Kristine O'Brien

Rich Bloom

Bob Hammond

Andy Salter (by phone)

GTPM:

Tina Korpi

Demerie Northrop

DeNesha Anderson

- 1) Homeowners & Guest Time –
No guests were present at this meeting
- 2) Approval of Tuesday, February 19, 2013 Minutes
Andy moved to approve the minutes. Nancy seconded the motion. All voted in favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – February and March 2013
There are some ISD bills that were initially paid by the HOA and will need to be reimbursed. The CD's have been rolled over for an additional 13 months.
 - ii) Delinquent HOA Dues Report
There are substantially less people on the delinquent report. Many individuals are making an effort to pay something toward their balances. There are a few owners we will wait to see how their accounts are managed in the weeks to come before filing a lien or requesting a small claims judgment.
- 4) GTPM
There has been concern about the morning school bus drop-off areas, specifically by the mailboxes on Melody Ranch Drive. There is congestion with cars facing the wrong direction, blocking the mailboxes and lanes, driving/parking on the grass and pulling out into traffic. There is concern for students getting out of cars and on to the bus as well as for other motorists trying to leave Melody Ranch. We will address this in a newsletter article.

GTPM received a copy of a water report from Jorgensen indicating that they failed to test for two contaminants in 2012. While this is a developer-controlled system, this water will need to be tested as soon as possible for these potentially harmful contaminants. We need to find out what the notification requirements are and create a letter of explanation to accompany the report before sending and posting it on the HOA web site.

5) Violations - Violation Log

- Zender would like \$25 fine waived. The board agreed due to the extenuating circumstances as explained by Mrs. Zender
- Draine also requested the board waive her \$75 in fines. The board did not find her circumstance compelling enough to forgive the entire fine, as she had been given ample notice and disregarded previous letters. They did agree to reduce her fine by \$50.

6) Old Business

a) Transition Issues

Nothing new to report

b) Fences

Nothing new to report

c) Water Engineering Services

There will be an ISD meeting next week on 4/23/13. The board will have several RFP's ready to be sent to vendors.

d) South Park Loop Developer Mitigation Money Per Keith Gingery

Nothing new to report

e) Sewer Proposal

This issue is concluded

f) Infrastructure Mapping

A second set of curb stop letters will be sent to those homeowners whose curb stops are still trying to be located.

g) Water Usage

h) Ponds

There is money allocated to repair some of the minor problems within the ponds. Nancy will visit with Buck and get a single source firm contract to do some of the work he presented to the board. Nancy will also get with JP to firm up pond maintenance plans.

i) Park Committee

Bob will work with GTPM to plan out the sled hill/privacy berm that will be built near the sales office. Jim Watson, the insurance agent, advised that it would not be a problem with the insurance to create this.

7) New Business

a) Speed bump on Balsam

The cost of a new speed bump is around \$1,200. The board did not feel a new speed bump in this area was warranted at this time. We will place a radar sign in the area of Balsam that is in question to record the actual speed of motorists. GTPM will contact the sheriff's office to coordinate that and

will also note on the neighborhood map where all stop and speed limit signs are located within Melody Ranch.

- b) Letter from Bruce Rosenberg re. contracts with landscapers for private homeowners
The board has determined that by not negotiating contracts on behalf of homeowners, it provides the homeowners with more competitive pricing and increased quality of work and service.
- c) Replacement for Jennifer Henninger on ARC
GTPM will ask homeowners in the newsletter if there is any interest in joining the ARC to replace current committee members that are no longer available to help.
- d) Election of officers
Rich Bloom, President. Bob Hammond, Vice President. Andy Salter, Secretary. Nancy Hoffman, Treasurer. Kristine O'Brien, Member-at-large.
- e) Park bathroom lights
We will email Steve Ashworth to see if he would comply with county regulations concerning the direction the bathroom lights are pointed.
- f) Third Well Appeal - update and strategy
Bob will write a memo to homeowners informing and updating them about the 3rd well situation. A 3rd well is needed and if the county will not get the developer to pay, it may be necessary to assess homeowners \$400-\$500 each. Melody will try to appeal to the head county engineer and request an administrative hearing that will allow Melody to present the facts concerning the need for a 3rd well.
- g) Picnic table for Chickadee Park
GTPM will order an 8' industrial picnic table for Chickadee Circle to replace the one that had been moved to the sales office.

8) Adjournment 6:08

Next meeting is scheduled for May 21 at 4:30