

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, April 15, 2014, 4:30 pm

MINUTES

CALL TO ORDER: 4:37

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Kristine O'Brien

Alan Nevius

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –
None

2) Approval of Tuesday, March 18, 2014 Minutes
Rich moved to approve the minutes. Mark seconded the motion. All voted in favor.

3) ARC
After Nancy's experience in meeting with the ARC she would recommend that the ARC develop a good definition of what an "architectural break" is to help clarify and eliminate confusion.

a) Hoffman – Lot 1-025, 4350 Fallen Leaf Ln (Extension to home)

ARC does not recommend approval as proposed.

Nancy discussed her plans with the board showing them pictures of what she would like to have done and how it currently looks. The main problem with the plans is that the extension creates two exterior wall lengths that exceed the permitted measurements. The board discussed how to reduce the massing and if the sliding glass door and bay windows would constitute an acceptable architectural break.

*There was further discussion with Carolyn Burke after the meeting and Nancy agreed to have some additional features added to her plan to satisfy the design guideline requirements. Mark moved to approve the plans with the agreed changes. Kristine seconded the motion. All voted in favor with Nancy abstaining from the vote.

b) Baker – Lot 1-152, 4175 Kestrel Ln (House plans)

ARC consensus that house ok, wanted clearer idea of drainage

The cooking facilities have been removed from the "guest suite" area and two drainage spots were added to the yard as well. Rich moved to approve the plans based on these changes. Nancy seconded the motion. All voted in favor.

c) Kravetsky – Lot 1-171, 4305 Balsam Ln (House Plans)

Need a few questions answered (new plans answer these), question of garage wall length.

The garage wall exceeds the allotted length by several inches. The board would like to see a 4' offset created to satisfy this issue. Rich moved to approve the plans contingent upon the offset on the garage wall. Kristine seconded the motion. All voted in favor.

- d) Paris – Lot 1-184, 4380 Balsam Ln (Variance request)
ARC recommends approval of variance.
Mark moved to approve the variance. Kristine seconded the motion. All voted in favor.
- e) Block - Lot 1-078, 4155 Sandy Creek Ln (House plans)
ARC does not recommend approval as proposed.
Considering the issues that concerned the ARC, Rich moved to table the Elliott/Block plans until we receive updated house plans. Kristine seconded the motion. All voted in favor.
- f) Wirth/Farren – Lot 1-179, 4345 Balsam Ln (House Plans)
ARC recommends approval.
Rich moved to approve these plans. Alan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are several homeowners who have pledged to pay off their delinquent dues by the end of the week. DeNesha will continue to stay on top of those homeowners that get behind sending them the approved letters as needed. Homeowners who get the “Second Letter” are also being told that if they have storage they are in jeopardy of having that space taken away if they do not become current on their accounts.

ii) Financial Review – March 2014

Mark will sit with Rob and work out a few details in the financials. He will also create a “plan” for when the HOA needs to pay the ISD \$240,000 for the water transition cost. There is a CD that is maturing and it would be Mark’s recommendation to roll that into the maintenance reserve account at First Interstate. Mark will also check into the state statutes regarding interest bearing accounts and deposit accounts.

5) GTPM

We have fenced off the sledding hill area entirely. The estimate to have irrigation added to that area is \$4,925. We would like to add to that scope by including planting a few spruce trees and removing one tree from the sled path. Tina, Rich, Nancy and Demerie will meet Wyoming Landscape to discuss the placement.

Tina and Demerie will also do a spring walk through in a few weeks around the back yards and open space areas.

GTPM will also add reminders to the newsletter about not dumping yard waste and send an email blast about yard bags being available to pick up.

6) Violations - Violation Log

7) Old Business

a) Transition Issues

There is nothing to report on this issue.

b) Fences

There is nothing new to report on this issue.

c) Ponds

GTPM will meet with Buck to finalize the plans for the pond work.

d) Park Committee

The ice rink is not ready to be un-installed. As soon as the snow and ice is out of it we will plan a community work day to put it away.

8) New Business

a) Discuss irrigation and landscape plans for sled hill

See above under GTPM time

b) Ski Track Improvements

Alan proposed the building of two culverts to lengthen and improve the ski track, making it a loop. We will visit with Lee to get an estimate to have this work done and see if there is enough space in the HOA open space.

c) Discuss ARC Process

See above under ARC.

9) Adjournment 6:36