

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, August 19, 2008, 4:30pm
MINUTES**

The meeting was called to Order – Bob Hammond

Attendees:

David Quinn

Brett Kroger

Bob Hammond

Kurt Anselmi

Mary Kamstra

Spencer from Wyoming Landscape

Fred Lamming of Land Whisperer

Homeowners' Time or Calls–

- a) Tony Panarisi requested spraying of weeds. Weed spraying is occurring today.
- b) Tony Panarisi inquired about the asphalt cut and a trench dug, which need to be repair/filled. The Board stated that Evans has a proposal to fix it. A letter will be sent to him informing him of the upcoming repair.
- c) Letter to be sent to Ms. Freser – cows that damaged her tree are not the property of Melody Ranch.
- d) Board suggested a letter to Mr. Rork regarding his water meter reading, and his lawn's need of watering.

2) Subcontractor's Time

- a) The Board approved Wyoming Landscape to mow the burms mid September.
- b) Wyoming Landscape to provide actual figures for their second round of weed spraying work, which will be completed this week.
- c) The Board asked Wyoming Landscape to provide price for pruning and shaping and to note groups of trees that need it. Deep root fertilization was discussed.
- d) Discussion of adding speed bumps while Evans is doing other repair. Board approved getting another proposal from Evans and David Owens Construction. Bob Hammond to follow up.
- e) *Land Whisperer* attended the meeting. The board suggested doing some plant harvesting to keep the ponds looking cleaner. The Board agreed only to go forward with the current plan. Anything additional, including cattails and regular maintenance to be discussed later.

3) Correction, approval, or disposition of minutes of previous meeting – July 24, 2008.

- a) Approved with corrections. Brett moved, David seconded. Motion passed.

4) Reports of Officer

a) Secretary Treasurer

- i) Financial Review – July 2008. Approved with corrections. Brett motioned, Bob seconded, all in favor.
- ii) Aging Report – as of August 14, 2008
- iii) Paul D'Amours bill – Brett made a motion to approved 4-5 hours for ISD research. Bob seconded, all in favor.

- b) Board agreed they had the right to charge homeowners for weed spraying on individual lots per the CC&R's without amendment.
- 5) Architectural Review Committee -Brett motioned to approve the four ARC approval letters, Kurt seconded, all in favor.
 - a) Marvin Arriola, Lot 109 Deck/ Porch Proposal-Approved
 - b) Flo Phillips addition – Approved
 - c) Mr. Martinez, Lot 103 Fence – Approved
 - d) Gute's previously approved plans were flipped as a mirror image - Approved
 - 6) Landscape Review Committee –
 - a) Bob Hammond and David Quinn agreed to inspect Dean Jarvie and Shelley Simonton's landscaping
 - b) David Quinn motioned that they approve the return of Dakota's deposit, Kurt seconded, all approved.
 - c) The Board noted that bark chips next to road for landscaping is okay if it is kept looking good.
 - 7) Violations – Reminder Letter Binder available in office.
 - a) The Board noted the new Master violation spreadsheet with its ease of use.
 - 8) Gate repair update - No Report.
 - 9) Watering schedule update - No Report
 - 10) Weed spraying update from Spencer from WY Landscape Contractors.
 - 11) Printer checks for HOA – results showing already for modern and accurate accounting.
 - 12) Board agreed that Jay of Melody would trench by the first speed bump on Melody Ranch Lane to alleviate the water build up.
 - 13) The board directed Jay to mow the grass surrounding the fire hydrants.
 - 14) Board Meeting Adjournment 6:00p.m.