

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Tuesday, December 17, 2013, 4:30 pm

### **MINUTES**

CALL TO ORDER: 4:39

Board Members Present:

Rich Bloom

Bob Hammond

Mark Heineken

Kristine O'Brien

Absent:

Nancy Hoffman

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –

There were no guests or homeowners present

2) Approval of Tuesday, November 19, 2013 Minutes

Mark moved to approve the minutes. Bob seconded the motion. All voted in favor with Kristine abstaining as she was absent from November's meeting.

3) Architectural Review Committee - ARC

a) Lamppa – Lot 1-11: 4345 S. Fallen Leaf (New Construction)

Homeowner has requested a variance from the ARC ... ARC is split 2-2) on granting a variance. After discussion about the plans and the proposed variance Mark moved to deny the variance and request that the homeowner either redesign to meet the design guidelines or provide architectural breaks. Kristine seconded the motion. All voted in favor. GTPM will notify the homeowner of the board's decision.

b) Paris – Lot 1-184: 4380 Balsam Ln (New Construction)

This was added to the agenda as a last-minute item. The ARC is not supportive of the preliminary designs of this home that were submitted by the architect. It is not in compliance with the design guidelines. Kristine moved that the board deny the plans based on the ARC recommendations. Mark seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The list of delinquent accounts has been reduced again. The board decided to revoke the storage space for one homeowner who has not made a payment on either of his two lots since June and has not responded to any of the letters or emails that GTPM has sent. DeNesha will also send the intent to file lien letter to this lot owner. Another homeowner will receive the intent to file lien letter if payment is not received by the time January statements are sent.

ii) Financial Review – November 2013

GTPM will get the actual total amount owed to the developer who has been paying Jorgensen Engineering invoices for over a year.

iii) Review Draft 2014 Budget

Melody may need to invest in having a capital reserve study conducted to show what the value and remaining life is on the HOA assets (RV area, ponds, irrigation, pump houses, mailboxes etc). Currently, if there is no increase in dues, there will be negative cash flow in the 2014 budget. The board discussed the need to increase dues to reflect an increase in the cost of providing services. RV storage fees have not been increased for over ten years and are well below the charges Rafter J and Cottonwood Park has for their owners. Kristine moved to increase the RV storage fees by 20% (from \$10 to \$12 for the small spaces monthly and \$20 to \$24 for the large spaces respectively) and the HOA dues by 3%. Mark seconded the motion. Rich, Kristine and Mark voted in favor. Bob opposed. Motion carried. The following changes in dues will reflect the 2.7% increase: \$56.50 monthly for market lots, Category 1 & 2 lots would pay 75% or \$42.38 monthly, Townhomes would pay 50% or \$28.25 monthly

5) GTPM

Contract expires in March. Tina, Nancy and Rich will discuss at more length in conjunction with the ISD contract

6) Violations - Violation Log

No discussion

7) Old Business

a) Transition Issues

There are no new transition issues at this time

b) Fences

The developer lawyer David Larson has informed our HOA attorney that Jim Lever will progress the same as Dykema by moving the encroaching fence and having a limited landscape easement recorded.

c) Ponds

There was only repair done to one pond. Nancy will address a repair plan for fiscal year 2014 at the January meeting.

d) Park Committee

There is not enough snow to have the ski track started yet.

e) Seherr-Thoss Mining Permit

Nothing new here since the DEQ ruling to deny the small mine permit. We are now waiting on the Supreme Court of Wyoming to make their decision.

8) New Business

a) Street parking: venders/employees

The rules are quite clear and have been published annually. There is no parking on the street. When owners are having construction done on their homes it is necessary for workers to park in the driveway.

Landscaping is a regular thing and trailers typically don't fit in people's driveways. Exceptions are made for parties and celebrations at a home when attendees need to park on the street temporarily as there is not enough parking in the driveway.

Peter Brighton's housekeeper parks across the street from his house on a regular and ongoing basis. Mr. Brighton has two driveways that the housekeeper can park in. The concern is that the rules need to be applied uniformly. If the parking on the street is repetitive or for a long period of time, and the vehicle fits in the driveway they need to be parking in the driveway.

GTPM will write a newsletter article discussing the issue of parking in streets.

GTPM will send a violation letter to Mr. Brighton.

b) RFP Review for landscape services – three year contract

Tree quote is the same as it has been since 2011: \$13,695.45 for spraying and feeding, \$10,000 allowance for pruning and downed tree removal and \$1,000 allowance for tree replacement.

Pond maintenance quote is also the same as last year's prices

WLC bid came in the same as the last contract they have with Melody: \$55,376 annually for all areas in the described scope.

MountainScapes bid is \$123,000

Buschong submitted weed spraying bid at \$13,500

We are still waiting for Barn Hill and Teton Heritage Landscape to submit their bids. The other companies (Valley Landscape, and Paul Bolovschak of Oasis Irrigation) declined to bid

GTPM will put everything together in a spreadsheet format for review once everything has been received. We will review and award the contract at the January board meeting.

9) Adjournment 6:10