

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, February 18, 2014, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:39

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Absent:

Kristine O'Brien

Bob Hammond

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –

Board discussed the emails and communication with Peter Brighton. Rich and Tina gave the board members a history of previous violations and communications with Mr. Brighton. He has asked once again for permission to have his parent's park their motor home in his driveway for a two-week period this summer. After discussion, it was decided that a precedent has been set, and the board has agreed to remain consistent in their decision and has declined this request. GTPM will draft a letter to respond to Mr. Brighton's request.

2) Approval of Tuesday, January 21, 2014 Minutes

Nancy moved to approve the minutes. Mark seconded the motion. All voted in favor. Mark abstained, as he was absent from the last meeting.

3) ARC

The board discussed all of the plans that were presented to the ARC this month as well as the comments provided by the members of the ARC. Mark moved to approve all plans, contingent upon the approval of the house plans by Carolyn Burke. Nancy seconded the motion. All voted in favor.

a) Wirth – Lot 1-179, 4345 Balsam Lane (Preliminary)

The ARC approved this plan

b) Parker – Lot 1-119, 4200 Balsam Lane (Enclose back deck)

The ARC approved this plan

c) Lamppa – Lot 1-011, 4345 Fallen Leaf Lane (Final)

The ARC approved this plan

d) Dunlap – Lot 199, 1287 Melody Creek Lane (Preliminary)

The ARC approved this plan

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

DeNesha reviewed the delinquent list with the board, highlighting a few homeowners that have updated information. The board has authorized DeNesha to send the intent to file a lien

letter automatically to people who have not responded to the first and second delinquent letters.

ii) Financial Review – January 2014

The board would like to receive the financials from GTPM in an excel format to help them see the accounting and formulas used in the monthly accounting.

5) GTPM

Jeff Corban has asked the board to consider removing the “stumps and roots” of the vegetation that was cut down by Jim Stafford late last summer. The board agreed to do that so Mr. Corban can replant something else in that area.

6) Violations - Violation Log

There is nothing to discuss on the violation log from last month.

7) Old Business

a) Transition Issues

There is nothing new to discuss

b) Fences

There is nothing new to discuss

c) Ponds

Reviewed the proposal presented by Buck last month. The board agreed to his primary recommendation – to do the work on ponds #1, #7, and #5. They would like to hold off on Buck’s second recommendation for now until they see how the first phase comes together. GTPM will advise him of the approval.

d) Park Committee

There is nothing new to discuss

8) New Business

a) Confirm Current Officers – Mark assuming secretary officer slot

Rich reviewed the “duties” of the secretary at the annual meeting and confirmed with Mark that he would be conducting these responsibilities as secretary, the position assumed when he replaced Andy Salter on the board last fall.

b) Award summer landscape contract

There was additional discussion and review of the proposals received by the various summer landscapers. GTPM will check in with Wyoming Landscape about whether or not a certain section (specifically the noxious weed spraying) can be awarded to another company without changing the contract amount (except for simply subtracting the cost of weed spraying).

c) ARC Process & Fees - discuss hiring Architect Carolyn Burke

The board decided to have architect Carolyn Burke review all house plans before board approval. She is now familiar with the design guidelines and covenants for Melody Ranch and was very thorough in her review of the plans for lot 1-184. GTPM will submit all plans to her at the same time as they are submitted to the ARC for her feedback. ARC review fees are adequate to cover the modest additional cost for architectural review services and no fee changes are contemplated at this time.

d) Update on sales office county approval process

Rich is working with Hawtin Jorgensen Architects to get the “change of use” for the building..

e) Interest to date in open board seats

GTPM has not heard from any homeowner interested in the open board position that will be vacated by Bob Hammond at the annual meeting. GTPM will send a blast email to everyone to see if there is any interest and to remind homeowners of the annual meeting on March 3<sup>rd</sup>.

f) Water issues

GTPM has heard from over 20 homeowners about the sulfur smell/taste to their water. The ISD has discussed the problem with Jorgensen who has taken water samples for testing. There have been no reports of anyone being sick or getting skin irritations from the water. A focused and detailed email will be sent out tomorrow (February 19<sup>th</sup>).

9) Adjournment 6:09