

*The Meadows at Melody Ranch*  
*Homeowner's Association*  
Board of Director's Meeting  
Tuesday, February 16<sup>th</sup>, 2010 at 5:00 pm  
**MINUTES**

CALL TO ORDER: 5:05

Board Members Present:  
David Kaufman  
Rich Bloom  
David Quinn

GTPM:  
Robbi McCain  
Cynthia Wiley  
Tina Korpi

Guest:  
Patrick Delaney  
Lisa Delaney  
Matt Turner

- 1) Homeowners' Time –
  - a) Matt Turner (RU2 – 81) – Berms, easement, thistles  
Lot RU2-81 does indeed have a landscape easement on his property. GTPM will update the summer scope map and include the portion of his property on the map. Lot RU2-79 also has a landscape easement on their property.
  - b) Delaney Privacy Fence – 4210 Balsam Ln (Lot 120)  
The Delaney's requested a variance on their privacy fence. The variance was denied.
  - c) Davis Letter – Sewer Access  
The Board noted the problem lies with the Town of Jackson's and not Melody Ranch HOA
  - d) Moses Letter – Response to the Board's letter
  - e) Nancy Hoffman – speed bumps vs. speed dips  
In order to do speed dips, you have to cut the pavement, re-grade the area, pave it, and provide drainage. The Board prefers using speed bumps.
- 2) Approval of January 26<sup>th</sup>, 2010 Minutes  
Rich Bloom moves to approve the minutes. David Quinn seconded. All in favor. Brett Kroger abstains.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – January 2010  
Robbi reviewed the financials with the board.
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
  - a) Delaney Privacy Fence – 4210 Balsam Ln (Lot 120)  
The Architectural Review Committee had the following problems with the privacy fence:

- i) The fence is 36 ft. long. This goes beyond the 30' rule.
- ii) Violation of the 10 ft. setback.
- iii) The fence protrudes past the front plane of the house/garage.

The fence was not approved and will have to be removed by June 1, 2010.

5) GTPM

The tow sign is in and will be put up this week.

6) Violations

i) Violation Log

The Board reviewed the violation log. If a homeowner calls in about roaming dogs, they need to identify the dog.

7) Old Business

a) ISD

Tabled

b) Post Office Boxes

Rich Bloom will meet with the PO Box committee.

c) Townhomes

Wait until spring to resume.

d) Audit on HOA Books

Tabled until transition.

e) Gate - Storage Area

David Quinn will look over the punch list and get back to the board next month.

f) Nelson: Transition Issues

The Board is meeting on 2/25/10 to discuss the final draft.

g) Reclamation efforts of office area

Pile of Debris needs to be picked up – Finish up in the spring.

h) Tap Fee Plus Interest

David Quinn will get together with David Larson to follow up with the recent changes.

i) Park

Rich Bloom & David Kaufman will meet with Steve Foster, Steve Ashworth & Brian Schilling – follow up to the letter that was sent.

j) Pathway Transfer

Rich Bloom & David Kaufman will meet with Steve Foster, Steve Ashworth & Brian Schilling

k) Fences

GTPM will send out letters to the homeowner's in violation.

l) Water Engineering Services (1.26.10)

David Kaufman will come up with scope of work / GTPM to come up with companies to bid.

8) New Business

a) Groomer – Pathways

David Kaufman wanted to know if the Board was interested in purchasing a small groomer for the pathways in the winter. Ginzu groomer would put a nice surface on the trails for walkers and x-country skiers. The HOA would own the equipment and could be stored at storage.

9) Adjournment: 7:05