

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, July 17, 2007
MINUTES**

- 1) Call to Order (4:30pm)
- 2) Attendees
 - Alex Webb
 - David Quinn
 - Bob Hammond
 - David Kaufman
 - Kurt Anselmi
 - Brett Kroger
 - Lauri Harris
- 3) Homeowners' Time
 - a.) Gram Pizarro – has gotten several notices regarding parking work trailer on adjacent lot. Graham Pizarro can use just for couple months. The Board voted to allow him to store his friend's trailer in RV Parking. When using the trailer it must be stored on their lot.
 - b.) Sandra Pavuk – no water meter since 2004. She will contact HOA when it is installed. She is having problems getting a plumber. Brett makes motion to charge \$250 back charges, David K seconded. All in favor.
 - c.) Shari Brownfield – letter regarding neighbor's dog, including tenant's timeline. Send letter to dog owner reminding them of the first offense \$250.00 fine. Quote Section 5.5. If their dog is acting vicious and HOA gets further complaints, in order to uphold CC & R's, a \$250 fine will be imposed immediately.
 - d.) David Kaufman – email regarding TCHA renters in Melody Ranch. David K agreed to look up the restrictions and offer a list of offenders. A letter with this information will be sent to the Housing Authority.
 - e.) Rene and Tim Glick – HOA Board upholding CC & R's and Design Guidelines. Dogs in neighborhood. The Board reminded her neighbor that the white must go when re-staining. Also, the dog incidents will be kept on file. The offenses do not violate the CC & R's. Kurt agreed to store his mowers out of sight.
- 4) Correction, approval, or disposition of minutes of previous meeting – June 19, 2007 Brett made motion to approve, Kurt seconded, all in favor.
- 5) Reports of Officers
 - a) Secretary Treasurer
 - i) Financial Review – June 2007 – Brett approved, David K seconded, all in favor.
 - iii) Aging Report – as of July 13, 2007. Bob thought lien letters should be sent out to homeowners who are neglecting their accounts.
- 6) Old Business –
 - a.) Letter and list of RU2-4 non-compliant lots from Jennifer Anderson to be sent out to Homeowners regarding drainage.
 - b.) Paul D'Amours wants to know who his contact will be for HOA issues. At this time Paul is allowed 20 billable hours for the HOA. He will be reading all pertinent documents.

- David K makes motion for the Rich Bloom, Larry Pardee, Randy Bosch, and the Board of Directors make up the Transition Committee, Brett seconded, all in favor. Any meetings with Paul D. and the Transition Committee(TC) meetings must be attended by all members (above) or at least all members must have sufficient notification (at least a week) of the meetings and the issues to be discussed. All issues discussed and researched by the TC must be put forth at the monthly Board meeting that directly follows any/all TC gathering(s). At that time, all TC decisions, future meetings, and expenditures, must be approved or disapproved by the Board of Directors.
- c.) Evans new chip seal bid with cleanup. The Board decided to wait until next year to chip seal. David K will look into ARS agreement with state of WY. David K makes this motion, Brett seconded, all in favor.
- 7) New Business –
- a.) Letter from Housing Trust regarding agreement with area residents on hours of construction. The Board comments that they appreciate the communications coming from the Housing Trust.
- 8) Reports of Board & Standing Committees – Alex Webb Landscaping/Damage Deposit – Alex Webb talks accusing LRC that it is taking too long for return of his deposit. Board decided to give him a time frame TBD by Bob Hammond and Alex Webb to complete all the items. When complete, the Board will go over and inspect the itemized things from the letter.
- 9) Reports of Special Committee – Legal Meetings and/or Transition Committee Meetings are open and to be attended by all Board members. All Board members are to be notified of agenda items before meetings take place. Voting shall formally take place as in HOA Board meetings.
- 10) Adjournment – 7:00pm