

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, July 17th, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:01

Board Members Present:

Nancy Hoffman

Bob Hammond

Andy Salter – via phone

Kristine O'Brien

Rich Bloom

GTPM:

Cynthia Wiley

1) Homeowners & Guest Time –

a) Possible 4-way intersection at Melody Ranch Dr. & Sycamore

The Board approved to go from a 2 way intersection at Melody Ranch Dr. and Sycamore Dr. to a 4 way intersection. The Board will notify homeowners in the August newsletter. The Board would like the stop sign at Sandy Creek replaced at the same time.

b) Tom Vajda – Fire Safety/Parked Cars on Fallen Leaf

A couple of the homeowners are having their guest park on the street overnight. The Board would like GTPM to remind all owners at the end of Fallen Leaf that there is not overnight parking, no parking on a regular basis during the day on the street and no horse trailers. All vehicles should be parked in each homeowner's driveway.

2) Approval of June 19th, 2012 Minutes

Andy Salter moved to approve the minutes. The motion was seconded by Kristine O'Brien. Rich Bloom Abstains. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – June 2012

Nancy Hoffman reviewed the financials with the board.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

a) Beebe-Sanders Addition - 1211 Melody Creek Ln (Lot 53)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

b) Brownfield Privacy Fence - 4269 Chickadee Circle (RU2-41)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

5) GTPM

6) Violations

i) Violation Log

The Board reviewed the violation log.

7) Old Business

a) ISD

The Commissioners approved the formation and now we are in the 30 day protest period. It is moving forward.

b) Transition Issues

Rich Bloom is keeping a list of outstanding items. Paul D'Amours is trying to work with Dave Larson to resolve the outstanding items.

c) Park

The County approved their budget today. The Board was unclear if the County approved the line item for Munger View Park. The island with the trees is not being watered. The area they hydro seeded is full of weeds, which is against Melody's CC&R's. Paul D'Amours is going to draft an agreement for the Park.

d) Fences Encroaching on Open Space

The Board discussed having the Developer file a Lis Pendens against both Jim Lever (lot 44) and Tim Dykema (lot 63). The Board would like GTPM to email Jim Lever asking him to re-sign the agreement by August 1st, 2012 or the Developer will follow up with a Lis Pendens and cloud his title. All expenses will be billed to the homeowner.

e) Water Engineering Services

The Developer has control over the system at this time. That includes paying all the invoices. Paul D'Amours laid out a reasonable approach with Dave Larson.

There was a sewage overflow at the pump station. Jorgensen was going to contact DEQ. We don't know any more information on this situation.

f) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

g) Water Rights

Rich Bloom turned over the water rights petition with Francesca Paolucci-Rice. Francesca has filed the water rights petitions with the state.

h) Sewer Proposal

The developer has no objection to the HOA moving forward with installation of sewer grinder. Nelson Engineer has put the scope out to bid.

i) Infrastructure Mapping

Bob Hammond and Rich Bloom met with Nelson and Pierson to discuss the bids further. Bob & Rich recommend Nelson due to Rich Greenwoods mapping experience and Nelson's familiarity of the system. Kristine O'Brien moved to move to follow the recommendation of Nelson Engineer for the infrastructure mapping. The motion was seconded by Andy Salter. All in favor.

j) Water Usage

Larry Pardee is looking into it with the Town of Jackson.

8) New Business

- a) Doug Staker on Mustang Dr. – They have dug up near the Road to put in a french drain. The HOA hasn't been contacted. GTPM will follow up with the homeowner.
- b) Tony Ottobre – Tony has a rock on the corner of his property to keep vehicles from driving over the sprinkler head. Another homeowner continues to move the rock on Tony and eventually part of the rock is on the street. GTPM will talk to Tony to see if he can reposition the rock so it protects the sprinkler head, but doesn't protrude into the road. GTPM will also talk to the homeowner that keeps moving the rock.

9) Adjournment @ 6:18