

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, July 15, 2014, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Alan Nevius

Kristine O'Brien

GTPM:

Demerie Northrop

Tina Korpi

GUESTS:

Carolyn Burke for ARC

Scott & Gloria Courser

Dannielle Drainey

1) Homeowners & Guest Time –

Gloria Courser addressed the board concerning the bamboo privacy fence that was erected at her house on 825 Morgan Lane. In addition to the emails received from neighbors in support of the privacy fence, she also supplied a list of names of 31 other neighbors also in support of her efforts. She has created an area of her lot that is now usable and has improved her quality of life and relations with her next door neighbor. She would like to keep her privacy fence and begin a conversation about changing the design guidelines concerning boundary and control fences in her immediate neighborhood. She stated that her neighbor across the street has had a similar fence up for six years. The intent would be to give the homes in that very dense area privacy while still keeping the character of Melody Ranch intact.

The board is requesting that the bamboo fence be taken down while they review the design guidelines and develop a resolution to her request. A soft letter will be sent by GTPM to the Coursers to request the removal of the fence while the board researches this issue.

2) Approval of Tuesday, June 17, 2014 Minutes

Section 6 of last month's draft minutes be changed to state, "A homeowner has asked the board to revisit the RV policy where it pertains to guests. There was a discussion about offering a short-term permit for visitors of homeowners in Melody Ranch which will be reviewed at the next meeting." Rich moved to approve the minutes, as amended. Kristine seconded the motion and all voted in favor.

3) ARC

a) Joy – Lot 1-029, 4430 Fallen Leaf Ln. – Add back deck

The Design Advisory Committee (DAC) recommended approval of the deck addition to the Joy house. Kristine moved to approve the plans. Rich seconded the motion. All voted in favor.

b) McDonough – Lot 2-063, 4280 Melody Ranch Dr – Add solar panels and a fireplace

DAC recommended approval of both the bump out to accommodate a new fireplace as well as the addition of the solar panels on the roof. Mark moved to approve these plans. Alan seconded the motion. All voted in favor.

c) Paris – letter from Architect

The board discussed the architect's offer to raise the main roof line to a 12:12 pitch which would translate into the secondary shed roof to be increased to the 4:12 pitch as required by the design guidelines. However, by increasing the roof in this way, it also changes the look of the house and the massing is then an issue. They agreed to allow a variance in the shed roof pitch and to have the roof be shallower.

Concerning the roof overhang, the design guidelines give the board situational approval for the overhang to be less than 24". They consented to this in the three areas of the Paris house plans. The metal siding will now be a rusted metal rather than the shiny black as originally proposed. Once the four full elevations are presented, the board is ok with approving these final plans.

d) Donley – Lot 1-159, 4285 Kestrel Ln (Addition)

A letter has been sent from an attorney representing the homeowner regarding the non-approval letter they received. The board stands by its initial decision to deny these plans as presented, but are open to discussing a variance if the wall is bumped in or out or some other architectural break is presented. Attorney Paul D'Amours is crafting the response.

~ Carolyn will produce a "working definition" of architectural break to share with homeowners and architects to try and alleviate some of the difficulties the ARC has had with 30'+ wall dimensions.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

ii) Financial Review – June 2014

Mark and Rob have been working together and now have ISD-related water activity removed from the financials altogether. They are discussing details with the accountant who suggests separate ISD billings for water usage in the near future.

Going forward, the board only wants the system generated reports, not the excel spreadsheet. They would like to receive these at least two days before the meetings to review them.

5) GTPM

~Nancy and Demerie have been working on a permit for homeowners to bury sump pump lines to go to irrigation ditches or ponds. The board would like to remove fines from the discussion and want to be sure that homeowners know they must repair any damaged irrigation lines in common areas as part of the reclamation process.

~Kristine would like to have an annual review of GTPM and its staff. The board will conduct an internal survey and then review the results with GTPM face-to-face.

6) Violations - Violation Log

There are more violations this month than usual, but nothing too alarming, these are normally addressed once a homeowner receives an email "gentle reminder" and it rarely escalates to the next step from there.

7) Old Business

a) Ponds

Buck's father passed away and he has been unable to generate an estimate for the pond and culvert work. Nancy will visit with him about the plans in the weeks to come and have something to present the board at the next meeting.

b) Seherr-Thoss

~ Flood Update

~ Estimate to build berm behind lot 1-107

Tina met with Westwood Curtis to discuss building a berm behind the houses on the north section of Melody Ranch. These are the houses that were hit the hardest when the flooding took place in May. We will discuss these plans in more detail once the estimates are received.

GTPM will walk the ditches with Buck in the fall and discuss the possible need and cost associated with widening the existing ditches.

The board approved Rich to have the attorneys work on a request to the county commissioners concerning the gravel pit and the LDR's as they affect Melody Ranch.

8) New Business

a) RV Guest Policy

Table this issue until the next meeting

b) Tree issues on Lot 1-207

A tree 12" in diameter has been cut down and 3 others have been vandalized behind lot 1-207. The current owners state the trees were gone when they purchased the house and they appreciate the views from the lot with the missing tree. The sheriff has been on sight and the State Pesticide Officer has taken soil samples to see if the poison used has seeped into the soil and created additional issues. That report will be ready in 30 days. The board would like Tina to speak with the previous owner and let him know that he will be responsible for the damages and for reclaiming the area. The criminal penalty is 10 years in prison and a \$10,000 fine.

GTPM will get bids on replacing the trees and removing the existing stumps and dead trees.

c) Sale Office Change of Use

This is in process with the County. Table for now

9) Adjournment 7:00