

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, July 21, 2015, 4:30 pm

MINUTES

1) CALL TO ORDER: 4:36

Board Members Present:

Todd Ellingson

Jonathan Robinson

Flo Phillips

Alan Nevius

GTPM:

Tina Korpi, by phone

Demerie Northrop

Guest: Scott Wodskow with Evergreen Tree Care

2) Homeowners & Guest Time –

Scott with Evergreen Tree Care came in to answer questions and discuss the recent aphid spraying that was done. He stated that there are more aphids this year and it was necessary to spray them again so they would not be harder to treat next year. Generally the feed and fertilize the trees in the spring and spray for pine weevil and spider mites. They have not planted any trees yet this year – it is preferred to do any plantings in the spring or fall when the temperatures are a little cooler. Scott will inspect the trees and see if we can scale back the feeding and watering of the more established trees.

3) Approval of Tuesday, June 23, 2015 Minutes

Todd moved to approve the minutes. Flo seconded the motion. All voted in favor

4) DRC

a) Taggart – 4223 Melody Ranch Drive, Wheelchair Ramp on front

Jonathan moved to approve. Alan seconded the motion. All voted in favor

b) Allen – 4220 Melody Ranch Drive, Enlarge 2 windows

Todd moved to approve. Jonathan seconded. All voted in favor

c) Pizzato – 4200 Fallen Leaf, Color Change

Todd moved to approve. Flo seconded. All voted in favor

- The day after the meeting a control fence request was submitted by Mark Heineken for his new dog. The fence would match the neighbors and follows the requirements as detailed in the design guidelines. The DRC recommended approval over email. The board also reviewed over email. Flo moved to approve the fence, Jonathan seconded the motion and all board members weighed in with their approval.
- On 8/4/15 another request was made by Jill Vatter to the DRC for a color change (the painting was bumped up on the schedule and would be done before the next meeting). The DRC approved via email after looking at the color swatches of bark for the main color and antique red for the trim. Jonathan moved to approve. Bo seconded the motion. All voted in favor via email.

5) LRC

The Landscape Review Committee looked at the home of Jeff Corban and recommended the refund of his landscape deposit. Alan moved to approve the return of the deposit. Jonathan seconded the motion. All voted in favor.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

GTPM is trying to get in touch with a lot owner who is very behind in her dues. They have sent certified letters, fed ex letters all without a response from her. They would like to hold off on filing the lien as they can't be sure she has received her late notices. GTPM will continue to try and pursue her for payment.

ii) Financial Review – June 2015

Demerie reviewed the financials with the board. We have collected \$122,752 in income so far this year which is ahead of the budget. There has been \$96,619 in expenses which includes \$13,200 deposited into the maintenance reserve account.

7) GTPM

Nothing discussed

8) Violations - Violation Log

Nothing to note

9) Action Items

10) Old Business

11) New Business

a) Crawl Space Flooding

Tina explained that it is typical in Melody Ranch for homes to experience water in the crawl spaces. GTPM carefully monitors the ditches and head gates and makes adjustments as needed. We have water rights and people downstream expect the water to flow through to them. Generally it is the water table that causes the crawl space flooding and it has very little to do with the ditches. We cannot have homeowners adjusting the head gates as it creates too much liability. In the past when homeowners call with flooding problems in their homes they are advised that it is their responsibility. The installation of sump pumps is recommended, provided they are not being dumped into the sewer (which is illegal).

b) Tree Removal Proposals

- Robinson 1286 Melody Creek
- Moser 1288 Melody Creek

The above homeowners requested proposals to remove trees from the common area behind their homes in an effort to open the view corridor. They submitted photos as well as emails from their neighbors who were in support of the work. Alan moved to approve the requests. Flo seconded the motion and all voted in favor with Jonathan abstaining.

12) Adjournment 5:46