

**THE MEADOWS AT MELODY RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, March 18, 2008, 4:30pm  
MINUTES**

Call to Order 5:15pm by Brett Kroger

Attendees:

Brett Kroger – Treasurer

Kurt Anselmi – Board member

David Quinn - Secretary

Board members not present: Bob Hammond, David Kaufman

Others present:

Mike Welch

Lauri Harris

Peter Rork with his architect

- 1) Homeowners' Time –
  - a.) Mary McSorley - Still no response for the Board as to a timeline for house at 4230 Fallen Leaf Lane for staining/painting in the spring. This was requested from her on (2) separate occasions with (2) deadlines. In the last letter, the Board stated they would re-assess the \$25 fine if she does not furnish a timeline. The Board addressed re-instating \$25 fine on April statement and to send another maintenance notice assessing a \$50 fine. Brett made motion to approve, Kurt seconded, all in favor.
  - b.) Rene Glick wants letter from Board apologizing for Board member Kurt Anselmi's conduct. The Board voted to send her a letter stating they are not responsible for actions taken during his or her private time and should be handled individually. It is not a Board issue.
  - c.) Karen Van Norman Letter. Karen drafted a “newsletter” type notice to be either posted on the website or sent in a mailing. The Board discussed and agreed that it needed some editing.
  - d.) Paul Cluskey – wants speed bump(s) in spring on Balsam. The board agreed to look into it in the spring.
  - e.) Brett Kroger - Postmaster told a homeowner it was agreed back in the 1990s that there would never be mail service for Melody Ranch. Brett inquired if David Q knows about such an agreement with the postmaster regarding mailboxes for Melody Ranch. David Q stated he would look into it with the postmaster asking him to furnish such an agreement.
  - f.) Rich Bloom – Requests that the HOA Board have their attorney draft a letter to the Board of County Commissioners, Planning Commission, and Staff stating that they do not agree to a road connecting Melody Ranch and Rafter J from Teton Meadows Ranch. This was set forth as one of the conditions for approval of Teton Meadows Ranch. Brett stated that he wants the letter to state nicely that they are opposed at this time. Brett and Kurt affirmed that they would like to wait until David K and Bob return to discuss further.
- 2) Correction, approval, or disposition of minutes of previous meeting – February 12, 2008.

Kurt made motion to approve, David Q seconded, all in favor of approving minutes.

3) Reports of Officers

a) Secretary Treasurer

- i) Financial Review – Feb 2008. Not available. Accountant is still putting together all numbers with the approved budget.
- ii) Aging Report – as of March 14, 2008.

4) Architectural Review Committee –

- a) Lot 8, 4405 Fallen Leaf Lane – Review Plans for addition; the ARC does not recommend approval due to non-compliance for roof pitch and walls over 30' in length and would like the Board to make the decision. The Board met with the architect. The homeowner would like a variance for a 5 12 roof pitch. This is a variance that has never been granted. The existing roof has been found to be out of compliance. Original plans show a compliant 6 12 pitch, but this is not actual. The homeowner is also proposing a variance of the 30' rule. The homeowner said that the Board can approve if there is "extreme circumstance or hardship". This issue was tabled until the absent Board members are available for comment.

5) Board Meeting Adjournment – Meeting was adjourned by Brett Kroger 6:15pm.

