

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, March 20th, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:07

Board Members Present:

Rich Bloom

Bob Hammond

Nancy Hoffman

Andy Salter

Kristine O'Brien

GTPM:

Cynthia Wiley

Rob Bacani

Others:

David Quinn

Echo Miller

1) Homeowners & Guest Time –

a) Echo Miller – President of Glory View HOA– Membership Voting

Glory View is a 15 unit development of the Housing Trust – each unit pays full HOA fees (\$75 month), and access their development on Melody's road system, have access to the open space, RV parking, Chickadee Circle Park, mutt mitt stations and tap into Melody's water and sewer. At their annual meeting membership asked Echo to approach the Melody HOA on only having one vote for the entire development. This was precipitated by the ISD petition. Glory View has all the benefits of Melody Ranch homeowners except for individual votes by housing unit. The one vote rule was part of the original negotiated conditions for Glory View to tap into our infrastructure and is codified in the recorded Glory View CC&Rs. It parallels how our townhomes inside our subdivision are treated in the Melody Ranch HOA CC&Rs.

The Melody board decided not to pursue changing either its own, or Glory View's, CC&Rs. The only vote on a regular basis is the budget and Board election at the Annual meeting. The Board will educate membership via the newsletter that Glory View is part of Melody Ranch HOA.

b) Jo Lynn Conrad - Waive Fine from Violation Notices

Jo Lynn has requested the Board to remove the \$25.00 fine for the ladder that was on the side of her house. The Board has agreed to waive the fine.

a) Approval of February 21st, 2012 Minutes

Nancy Hoffman moves to approve the minutes. Bob Hammond seconded. All in favor.

b) Report of Officer

a) Secretary Treasurer

i) Financial Review – February 2012

Nancy Hoffman reviewed the financials with the board

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. The Board would like to take Tom Knauss to small claims court. GTPM will follow up on the paperwork.

iii) Jorgensen Invoices

Nancy Hoffman met with Reed Armijo, CEO of Jorgensen to discuss the two invoices Melody received from Jorgensen. Thomas Kirsten will be back next week to review invoices with Reed.

c) Architectural Review Committee

Vito House Plans Amended - 1304 Melody Creek Ln (Lot 192)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Nancy Hoffman moves to approve; Kristine O'Brien seconded, Bob Hammond Abstains. All in favor.

d) GTPM

e) Violations

i) Violation Log

The Board reviewed the violation log.

f) Old Business

a) ISD

Paul D'Amours has emailed Dave Larson several times and we haven't heard back from Dave Larson. Rich Bloom has been trying to track down the Sage Meadows Water Agreement. David Quinn believes the agreement is on Keith Gingery's list.

b) Audit on HOA Books

Rich Bloom signed the release. The \$21,000.00 will be deposited in the operating account.

c) Transition Issues

The list is still there and Paul D'Amours has been emailing Dave Larson.

d) Park

Rich Bloom feels the Board should wait a couple months before Nancy follows up with Paul Perry. Bob Hammond feels the Board should tell the homeowners it's a political decision and should continue to contact the County Commissioners.

e) Fences

Dave Larson has written a couple letters to Tim Dykema. David Quinn said they aren't getting anywhere and they are contemplating on what to do next. Dave Larson can't find the Lever agreement. GTPM will send another copy to Jim Lever to see if he will sign another agreement.

f) Water Engineering Services

Tabled

g) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

h) Water Rights

Still gathering petitions from homeowners.

i) Irrigation Ditch (Behind lots 134, 160 & 159)

The Board would like to see if Greg Sturgis will coordinate this project and bring a bid back to the Board.

j) Sewer Proposal

Tabled

g) New Business

a) Dogs

The Board would like to put Bob's article in the April's newsletter. Bob did note it wouldn't hurt to have a registry to have on file with the dog's name, a photo of the dog, and contact info of the owner.

b) Tree Care Bid

Andy Salter moves to approve the bid by Evergreen Tree Care (\$19,695.45); Kristine O'Brien seconded. All in favor.

c) Election Terms

Bob Hammond & Andy Salter – 2 year term

Nancy Hoffman & Kristine O'Brien – 3 year term

d) Sweeping of the Roads

Bob Hammond and/or David Kaufman will follow up with Evans to sweep the road again.

e) Registered Agent for Melody – Secretary of State

Paul D'Amours will be the registered agent for Melody Ranch HOA.

h) Adjournment @ 6:40