

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, March 18, 2014, 4:30 pm

MINUTES

CALL TO ORDER: 4:33

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Kristine O'Brien

Alan Nevius

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –

While there were no guests, we have had some communication from several homeowners about the recent wolf sighting in Melody Ranch. Lisa Robertson, a wildlife advocate, is concerned with trapping and the dangerous effects on dogs. The HOA has a responsibility to notify homeowners about possible predators in the neighborhood and did so in a mass email communication.

GTPM will include some information about wolves, bears and how to live with them in the April newsletter.

2) Approval of Tuesday, February 18, 2014 Minutes

Mark moved to approve the minutes. Nancy seconded the motion. All voted in favor. Kristine and Alan abstained, as they did not attend the last meeting.

3) ARC

The ARC is comprised of homeowners that are formed as a recommending committee. There are some concerns that have been voiced by this committee following the board's decision to add a paid architect to the ARC. They expressed their concerns that their opinions did not matter, but do see the value of having an architect on the committee. This addition of an architect to the ARC is common in most other HOA's.

Going forward, the ARC will come together and meet as a group every month to discuss any plans and proposals that have been submitted for review in person.

a) Hoffman – Lot 1-025, 4350 Fallen Leaf Lane (Extension to home)

The ARC and board reviewed the plans for this addition. Dimensions were not given for the entire addition. The consensus is that it appears that there are several long exterior walls that need to have an architectural break to break up the massing. Approval of these plans will be tabled until additional documentation is provided to the ARC.

b) Baker – Lot 1-152, 4175 Kestrel Lane (House plans)

There were two major issues with these plans. The planned area above the garage appeared to have a separate entrance and kitchen area and there were concerns it was designed as a rental space. In addition, while the owner is requesting a variance to increase an additional 12" above the road crest,

there were no renderings showing grading, slopes, drainage etc (which is required per the design guidelines). These plans are also tabled until further information is provided.

c) Heineken – Lot 1-170, 4310 Balsam Lane (Patio)

Kristine moved to approve the plans to build a patio based on the final materials being of natural colors. Alan seconded the motion. All voted in favor. Mark abstained.

d) Hee/Kravetsky – Lot 207, 1262 Melody Creek Lane (Extension)

The committee has no problems with these plans as presented. Nancy moved to approve the extension. Kristine seconded the motion. All voted in favor.

e) Ryan – Lot 1-193 - 1309 Melody Creek Lane (Patio and privacy fence)

Nancy moved to approve these plans. Mark seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are several homeowners who owe 60+ days and will be receiving their 1st letter.

Generally, that motivates them to make their payment and become current again.

ii) Financial Review – February 2014

Reviewed the financials and cleared up several questions. The HOA has not paid the ISD for the transfer of the water system yet. Once that is done, the HOA's equity will decrease.

When the reserve study is conducted it will help guide the HOA and ISD as to future expenditures and dues based on the repairs and depreciation of their assets.

5) GTPM

6) Violations - Violation Log

Once the snow clears, start noting Christmas light violations. It is difficult for homeowners to get out ladders and remove lighting until the weather improves.

7) Old Business

a) Transition Issues

Paul D'Amours called in to the meeting to give an update on the transition. He spoke to Dave Larson and it sounds as though a deal has been reached. The HOA and ISD have both written checks for the developer based on Jorgensen bills and repairs. Once Dave confirms the numbers, we will have a deal. The HOA would like Jorgensen to bill and report to the ISD going forward. The third well easement (to get a permanent utility easement from Paul vonGontard) will cost approximately \$1,000 to have the legal description filed will be handled by Francesca. It looks like everything will be all wrapped up shortly following spring break.

b) Fences

Paul D'Amours has been exchanging messages about the Lever fence encroachment. His fence is currently 6' over his property line.

c) Ponds

GTPM will visit with Buck about using the pathway to access the pond areas. He will need to be made aware of any impact zone. The board would like him to get in and get started before the irrigation system gets turned on.

d) Park Committee

Nothing new to report

8) New Business

a) Elect Officers –

Nancy moved that she and Rich remain as signers on the bank accounts, that Bob be removed and Mark be added to the accounts. Kristine seconded the motion. All voted in favor.

Rich proposed the slate of Nancy to be the President, Rich to be the Vice President, Mark to be the Treasurer/Secretary, and Kristin and Alan to be Directors. Kristine seconded the motion. All voted in favor.

Nancy moved that Rich, as Vice President, be the board member to execute the final transfer of the sewer and water systems. Alan seconded the motion. All voted in favor.

b) ARC Process & Fees - discuss hiring Architect Carolyn Burke

See above.

9) Adjournment 5:52