

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, May 15th, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:00

Board Members Present:

Rich Bloom

Bob Hammond

Andy Salter – via phone

Kristine O'Brien

Nancy Hoffman

GTPM:

Cynthia Wiley

Others:

Sarah Graham

David Korte

1) Homeowners & Guest Time –

a) Pete Kendzior - Waive Fine from Violation Notices – Storage

Pete has requested the Board to remove the \$25.00 fine for the items illegally stored in the storage area. The area is cleaned up and is in compliance. The Board has agreed to waive the \$25.00 fine.

b) Sarah Graham – Waive Fines from Truck Topper Violation Notices

The Board requested for Sarah Graham and Nancy Hoffman to meet to discuss past dues and violations. It was agreed upon they would meet at GTPM on Wednesday, May 23rd at 10:00 am.

c) Andy Slaven – Speed Bump request near 1099 Melody Creek Ln (Lot 40)

The Board is not willing to put in a speed bump at the requested location since there are already two speed bumps along this road section. They are however requesting to use the Crime Stoppers Radar sign to put up near his house.

d) David Korte (4100 Balsam - Lot 2) – Open Space Violation

The Board would like David to remove all of the rocks that have been placed on the open space except for the 2-3 large rocks on the berm. They would like the ground to be leveled and then reseeded. The metal moose sculpture needs to be placed back in the yard.

2) Approval of March 20th, 2012 Minutes

Nancy Hoffman moved to approve the minutes. The motion was seconded by Kristine O'Brien. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – April 2012

Nancy Hoffman reviewed the financials with the board.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

a) Lynch Privacy Fence & Control Fence - 1318 Melody Creek Ln (Lot 188)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee based on adding a section to the privacy fence (dogleg a section on the west side of the privacy fence going to the north) so the neighbor doesn't see the stored material; Bob moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

b) Hicks Control Fence & Stain Color - 4168 Mustang Dr. (RU2-106)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Bob moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

5) GTPM

a) Pond Access – Lot 179

The homeowner is fine with the HOA using their lot to access the pond. The homeowner would like in exchange for the HOA to waive the weed spraying fee (\$150.00).

b) Mailbox Order

The Board would like to order 2 additional mailboxes (1- Sales Office, 1- Kestrel Ln.)

c) Fence Bids

The Board would like to get a bid on all 4 utility fences to see if the company would give a discount.

6) Violations

i) Violation Log

The Board reviewed the violation log.

7) Old Business

a) ISD

Paul D'Amours needs to turn the paperwork over to Sherry Daigle by May 31st, 2012

b) Transition Issues

Rich Bloom is keeping a list of outstanding items.

c) Park

The County still is not planning to fund the neighborhood park play equipment possibly for several years. The Board would like homeowners to come to the Board with the cost for possible HOA owned modest playground equipment either at Chickadee Circle or the Sales Office. Bob Hammond will oversee the committee. GTPM will check with the Insurance Company.

d) Fences Encroaching on Open Space

Tabled

e) Water Engineering Services

The HOA would like to terminate Jorgensen and engage Clear Water Operations & Nelson Engineer. Jorgensen is always reactive. The Board will go through Paul D'Amours to move forward.

f) South Park Loop Developer Mitigation Money Per Keith Gingery
Tabled

g) Water Rights
The HOA will turn the water right petitions over to the Developer once numerous outstanding transition issues are resolved.

h) Sewer Proposal
Nelson priced the grinder at \$47,950.00. This includes design, engineering, permitting, bidding, parts, install and construction oversight. The Board released the work with Nelson to bring the plans to biddable construction documents. Rich Bloom will follow up with Dave Dufault.

8) New Business

9) Adjournment @ 7:02