

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, May 20, 2014, 4:30 pm

MINUTES

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Alan Nevius

GTPM:

Demerie Northrop

Tina Korpi

DeNesha Anderson

FOR ARC:

Carolyn Burke

ABSENT:

Kristine O'Brien

1) Homeowners & Guest Time –
None

2) Approval of Tuesday, April 15, 2014 Minutes
Rich moved to approve the minutes. Mark seconded the motion. All voted in favor.

3) ARC

a) Block - Lot 1-078, 4155 Sandy Creek Ln (House plans with variance on stem wall height)

We have granted an 18" variance in the past. The site plan had no elevations, grades or topography marked on it. Why 24" specifically? Is there ground water present in that area – granted in the past for cause? Everything else is compliant.

Board has opted to mark these plans as "preliminary" – until elevations and documentation of the ground water are provided.

b) Hee – Lot 1-207, 1262 Melody Creek Ln (Color Change)

ARC recommends approval.

c) Nevius – Lot 1-026, 4370 Fallen Leaf Ln (Color Change)

ARC was concerned with the trim color. The color combination came off as flashy as opposed to complementary. Board decided to encourage Alan to work out something a little more complementary – maybe lean more to a blue/gray color on the siding as opposed to the green siding with red trim combination.

d) Phillips – Lot 1-109, 1256 Melody Creek Ln (Privacy fence)

The Phillips family would like to erect a covered privacy fence. The ARC wondered what the roofing material would be for the covered area. It will be a secondary roof where the pitch is compliant. Approval is contingent on the roofing material matching existing roofing – or otherwise be complaint with the design guidelines.

e) Donley – Lot 1-159, 4285 Kestrel Ln (Addition)

The ARC had an issue with this proposal as the length of the wall exceeds 30'. They have included a garage door on this wall, but there is no access to the garage door. Garage door seems to be "just for show" - suggest they step it back 4' to comply

f) Pizarro – Lot 2-099, 4232 Melody Ranch Dr (Addition)

New plans were submitted to include an attached shed in order to create a break in the long wall.

The new addition with windows and a shed roof improve the elevation. The vertical trim also helps break up the massing. ARC recommends approvals with the caveat that the construction follows the drawings (shed roof, attached out building, vertical trim)

g) Cisco – Lot 2-002, 4455 Melody Ranch Drive (Trim Color Change)

ARC recommends approval.

Nancy moved to approve the above plans: a (as preliminary), b, d (contingent on roof materials), f (contingent on the described caveats), and g. Rich seconded the motion. All voted in favor, with Alan dissenting on the Pizarro (f) plans and abstaining from voting on Nevius (c) plans.

Carolyn will help create a "checklist/application" as to what people need to submit.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

DeNesha presented the delinquent dues report. The list has decreased dramatically with many payments having been made in the past month. There was a homeowner who had a substantial water leak. She is on the delinquent list but is making payments toward this large expense.

ii) Financial Review – April 2014

Mark met with Rob from GTPM at length to review the financials and discuss the history of the reporting. It will take a few months to get the system "dialed in." They are planning on moving back to an accrual reporting system. In addition, Mark is planning on visiting with Thompson Palmer, who does the taxes for Melody Ranch to review the returns and go over the questions he has for them.

5) GTPM

~ Jeff Corban, would like us to replant the vegetation where we are removing the "stumps" that had been "trimmed" by Evergreen Tree. Board is resistant to plant anything there as it restricts visibility on the corner. Since it is on the road lot, this request should be sent to the ISD.

~ Generally we have 3 applications of noxious weed spraying. Two years ago they sprayed for dandelions in addition to the noxious weed spraying. Board decided to swap out the first noxious weed spraying and have WLC spray for dandelions instead.

6) Violations - Violation Log

No discussion

7) Old Business

a) Transition Issues

Paul D'Amours caught a few easements that were not named correctly. He is working on those and waiting on the potential third well easement. This process should be done hopefully this week and they are expecting the transfer to be completed then. The HOA will be prepared at that time to transfer everything to the ISD as well with \$240,000 from reserves.

b) Fences

Closed item as we have a signed easement from the Lever property. This section can be removed

c) Ponds

The work on pond 7 will begin on Wednesday. He will peel back the grass and then the top soil and begin creating the undulations (which will be subtle). He will put everything back when the work is complete.

d) Park Committee

Closed item. This section can be removed

8) New Business

a) Oaks Dog bite issue

The letter has been sent and the fine was assessed to the Oaks family. Rich wanted to be sure the file and process was properly documented as this was the same dog and the same owner that had attacked in the past. From the perspective of the property management company, Tina does not want to see the HOA in the position of removing a dog from a home. She would prefer to have animal control in that position. A report was made with the sheriff's department. If it attacks a person, the proper authorities will intervene and label the dog as "vicious" and remove it.

b) RV Storage

~How to handle people with multiple spots when there is a wait list?

There are 19 people on the wait list and 7 people who have more than one spot (not including the "double spaces"). These people have had multiple spots for several years. The rules for the storage area states that you can have multiple spots provided there is no waiting list. The long term goal will be to have the extra spots turned back over no later than June 2015. In the meantime, the board would like GTPM to send the people with two spaces a letter notifying them that they have 12 months to vacate one of their spaces or if they are not using one space, to please vacate it as soon as possible to free up space for one of the 19 on the waiting list.

c) Short Term Rentals

The subdivision was laid out as a neighborhood of single family homes -- no commercial uses. Short term rental restriction is very clear; you cannot rent out a home for less than 30 days. Rich would like to craft an HOA response for the county with the stance of Melody Ranch in support of the current LDR and enforcement of it.

9) Adjournment 6:40