

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, October 20th 2009, 5:00 pm

MINUTES

CALL TO ORDER: 5:15

Board Members Present:
David Quinn
Rich Bloom
Bob Hammond

GTPM:
Robbi McCain
Tina Korpi
Cynthia Wiley

Homeowners:
Mike Wilson

1) Homeowners' Time –

- a) Michael Wilson (Lot 70 - 1064 Melody Creek Ln) – Water leak – Any discount on his water bill? Michael had a water leak last month. His water bill was \$75.90 for the month of September 2008 and September 2009 was \$317.50. The HOA will credit Michael's water bill \$120.80.

Rich moves to adopt the following policy for water charges on water breaks. The Board will take the previous year's monthly water bill and subtract it from the current month's water bill with the water break in it. The difference will be split between the HOA and the owner. If the owner was negligent in taking care of the problem, we may not do the split. David Quinn Second. All in favor.

- b) Suzy Dawson (Lot 24 - 4330 Fallen Leaf Ln): Would like to build a hill on the open space for sledding. Will pay for dirt and seeding.

The Board was not in favor of this.

- c) Sheila Poore – Trees on open space: Who owns the trees on the open space behind the Poore's house. The trees don't have a drip system or any water getting to them and are dying. Jim did take a look at them and noted they don't have a drip system to them. David Quinn noted he didn't plant any spruces there. If they are dead, we need to cut them down. The Board and WY LC will take a look at the trees.

2) Approval of September 15th 2009 Minutes

Rich Bloom moves to approve the minutes. David Quinn seconded. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – September 2009

Robbi reviewed the financials with the board.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. If homeowners don't pick up their certified mail, the Board suggested to have the sheriff's office deliver the paperwork.

- 4) Architectural Review Committee
- 5) Landscape Review
 - a) Omlor – 4300 Balsam Ln. (Lot 168)
The Board of Directors recommends the return of the deposit.
 - b) Knapp – 4350 Balsam Ln (Lot 178)
The Board of Directors recommends the return of the deposit.
 - c) Hart – 785 Morgan Ln (RU2-116)
The Board of Directors does not recommend the return of the deposit.
 - d) Bush – 4252 Melody Ranch (RU2-71)
Tabled
 - e) Dykeman – 4390 Melody Ranch (RU2-24)
The Board of Directors recommends the return of the deposit.
 - f) Chonczynski – 4185 Mustang Dr. (RU2- 14)
The Board of Directors recommends the return of the deposit.
 - g) Somers – 1288 Melody Creek (Lot 198)
The Board of Directors recommends the return of the deposit.
 - h) Fraser Thomas – 796 Sycamore
The Board of Directors recommends the return of the deposit.
- 6) GTPM
Jorgensen did give a \$500 credit on their previous invoice.
- 7) Violations
- 8) Old Business
 - a) Chickadee Circle Park – minor grading
Bob drove by it. David Quinn said he put a French drain in one of the corners. GTPM will take a look to see if there is a French drain.
 - b) Snow Removal
Rich moves to accept the flat fee bid from WY Landscaping of \$17,000 for the year for all work. David Quinn seconded. All in favor.
 - c) Post Office Boxes
The committee will work on the policies and the locations after Rich meets with the Post Master.
 - d) Townhomes

Andy and Marv are waiting for information from David Quinn. Currently only two homeowner's are 60+ days behind on their HOA dues.

e) Audit on HOA Books

GTPM will follow up with Brett to see if he has been in touch with George Thompson.

f) Gate - Storage Area

The gate is not acceptable for multiple reasons. Bob will put together a punch list and give it to David Quinn.

g) Nelson: Transition Issues

Rich would like to get all feedback on the Melody Draft Infrastructure review

h) Reclamation efforts of office area

David Quinn noted he still needed to backfill a couple of the trenches, throw seed down, rock rake and remove the two bucking rail sections.

i) Tap Fee Plus Interest

The Board is waiting for David Larson to get back to town. The next step is for David Larson to send an amended release.

j) Landscape Easement

Tabled – Waiting for feedback from the legal committee.

k) Culvert

Foss – Peak LLC will be working on this project in the next couple of weeks.

l) Park

Bob brought a drawing of the layout of the park. Randy Bosch looked at the outstanding obligations and apparently the county owes Melody Ranch a park. Rich will put a memo together for Dave Larson. The board needs to contact the County letting them know the Developer and the HOA is on the same page. The County needs to build a park for the Melody Ranch HOA.

m) Fences

GTPM will look to see how many fences are sitting on the open spaces. All fences on the open space need to be removed.

9) New Business

a) WLC & Jim Stafford – Summer Performance

Customer service was excellent. Billing was in line, handle the extra work appropriately, communication with other contractors could have been better. The waterline break repair was poorly done. No reclamation effort and now its settling. The lawn mowing was fine. We need to cut down on the open space watering by half again next year. The weed spraying was poor and no discount through Weed and Pest or TC conservation district. Open space mowing was not to the property line. As for Jim and the trees, Bob wants to spend less next year. Perhaps put the trees on a rotation

of 2-3 years for the special attention and the \$4.60 per tree treatment. This would greatly drop our costs per year.

Rich would like for WLC & Jim Stafford to rebid on the same scope from this summer. We could discuss it at the next board meeting.

b) Website Layout

GTPM has received a lot of complaints about navigating around the website. GTPM will request bids from Victoria Hess, Matt Balogh and Tracey Lamb. We would like something that is user friendly, clean and updatable.

c) ISD

Paul D'Amours is getting a list of things for Dave Larson to do.

d) Developer – Boulders (2 Ft Rule)

Bob proposed the following: Boulders/trees/shrubs/etc are advised to be 2 feet from the roadway pavement. This is for safety reasons for plowing, snow blowing, driving, school bus turning and other. Any damage to vehicles, HOA maintenance equipment, or hired contractor's equipment may be the responsibility of the homeowner. We keep enforcing the rule in the landscaping form that no cobble rock be placed above grade within two feet of the roadway pavement. David Quinn Second. All in favor.

e) Smoot/Saunders (Lot 29 / 4430 Fallen Leaf Ln): Exterior Maintenance on House

It was noted the roof shingles are curling and the roof needs to be replaced. GTPM will write a letter to the homeowner and let them know the roof needs to be replaced by August 31st, 2010.

10) Adjournment: 7:10