

*The Meadows at Melody Ranch*  
*Homeowner's Association*  
Board of Director's Meeting  
Tuesday, September 15<sup>th</sup> 2009, 5:00 pm  
**MINUTES**

CALL TO ORDER @ 5:02

Board Members Present:  
David Quinn  
Rich Bloom  
Bob Hammond  
Brett Kroger  
David Kaufman

GTPM:  
Robbi McCain  
Tina Korpi  
Cynthia Wiley

Homeowners:  
Christina Feuz  
Tim Dykema  
Steve Marsteller  
Jim Goralski  
Suzy Dawson

1) Homeowners' Time –

a) Christina Feuz – Rocks

Thanked the board for returning their landscape deposit. She noted that a 20 ft road with rocks on the side of the road does not allow for parking. She would like to see an amendment to the rule in regards to the rocks. People are parking on homeowners lawn and breaking sprinkler heads. Christina would like her rocks to stay put. The Board is fine with that, but they need to be 2 ft. back. Rich Bloom noted the homeowners can park in the empty parking lot near Balsam. Homeowners and visitors can not park on the street overnight. The Board is going to discuss the rocks further and get back to her.

b) Tim Dykema (Lot 63 & 64) – Fence on Open Space

Received a letter stating his fence sits on open space. Brian Ulmer and Vondy Smith were the owners when the fence was built. Tim is concerned his landscape would then sit in the open space if he moves his fence. The fence has been sitting there for 7 years. The Board is going to discuss and come to a fair resolution. Going forward, the homeowners need to be sure they know where their corners are.

c) James Goralski – (RU2-6) – Fence on Open Space

The fence in question actually sits on Paul Von Gontard's land, not the HOA.

d) Steve Marsteller – (RU2-121) – Fence on Easement

Steve's complaint is not his fence, but the process on how this came about. The Board is going to work on this. The portion of the fence in question is on the easement. Steve made it clear that he went by the rules and followed his plans approved by the ARC. Five years later he is dealing with the fence because of a complaint. The Board will discuss the fence and get back to Steve.

e) Jo Lynn Conrad – Wilcox (RU2-50) – Violations for Wheel Barrow/ Rake/ Shovels (\$100)

The violations have been taken care of. The Board waived the fines.

- f) Jim Gute (Lot 202) – Any discount if homeowners pay HOA dues for a whole year at once?  
It was noted if the homeowner pays in advance with a discount; it becomes an expense to the HOA. Water is billed monthly so it would be for just the dues. The Board at this time is not willing to give a discount.
- g) Peter Tait (Lot 15) – Hot water heater broke and leaked in his crawl space. Any discount on his water bill?  
There is an expense the HOA pays to maintain the water system. The Board is not willing to give a discount.

2) Approval of August 18<sup>th</sup>, 2009 Minutes

Rich Bloom approves the minutes. Bob Hammond seconded. All in favor. David Kaufman and Brett Kroger abstain.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – August 2009

Robbi reviewed the financials with the board.

ii) Delinquent HOA Dues Report

Rich Bloom would like to see the wording on the Foreclosure letter to be changed from dues to assessment. GTPM will relay this to Paul D'Amours.

Rich Bloom moves to have Paul D'Amours draft a foreclosure letter to the homeowners that allows the homeowner to come up with an acceptable payment plan that is agreeable to both the homeowner and the Board. Paul will give the homeowners a date to respond; otherwise he will proceed with the foreclosure. Bob Hammond Seconds. All in Favor.

iii) Transfer Money from Reserve to Operating Account – Hunt Construction Invoice

Brett would like to see the \$6,300.00 for the pot hole patch, speed bump repair, and crack repair come from the reserve fund. The 3 speed bumps would be an expense.

iv) Jorgensen Invoices

The Board would like to see the invoices billed by project and a short description of the work done.

4) Architectural Review Committee

a) Romain Island Deck - 4290 Balsam Ln (Lot 167)

Bob Hammond (ARC) made a recommendation to approve the above request made to the ARC committee; Rich Bloom moves to approve; Brett Kroger seconded, all in favor. The Board did note that the Romain's cannot add a roof or turn it into a structure.

b) Courser Fence – 825 Morgan Ln (RU2 – 120)– Variance for Fence

The Board would not allow for any variance.

5) Landscape Review

a) Thomas – 796 Sycamore Dr. (RU2-112)

The Board of Directors recommends the return of the deposit once the rocks that that are within 2 feet of the road are below pavement.

b) Berezay – 4261 Chickadee Circle (RU2-43)

The Board of Directors recommends the return of the deposit.

c) Kirkpatrick – 4183 Melody Ranch Dr. (RU2-53)

The Board of Directors recommends the return of the deposit.

d) Larsen – 795 Morgan Ln (RU2-117)

The Board of Directors recommends the return of the deposit.

e) Lyons – 4325 Kestrel Ln (Lot 134)

The Board of Directors does not recommend the return of the deposit.

f) Barrett – 755 Palomino (RU2-80)

The Board of Directors recommends the return of the deposit.

6) GTPM

a) Culvert Repair Estimate

The Board approved the estimate with the following conditions: time and materials not to exceed \$2,900.

7) Violations

8) Old Business

a) Open Space Trees : Lot 156 (1350 Melody Creek)

They are on HOA property but the HOA didn't plant them in.

b) Post Office Boxes

Mike Welch, Shirley Thomas, Kathe Colheo and Rich Bloom have volunteered on this committee.

c) Pond Work

The water to the non-pond has been shut off. The Board will look at the ponds next year.

d) Townhomes

GTPM will contact Marv & Andy before the next Board meeting to come back with an opinion.

e) Audit on HOA Books

David Quinn is working on setting up a meeting with Thompson & Palmer and David Larson to make sure they are in agreement on what to do. Brett Kroger will represent the Board if there are any questions.

f) Gate - Storage Area

The gate is up but still needs to be stained.

g) Nelson: Transition Issues

Tabled – October 13<sup>th</sup> at 5:30

h) Reclamation efforts of office area

Tabled – October 13<sup>th</sup> at 5:30

i) Tap Fee Plus Interest

Tabled – October 13<sup>th</sup> at 5:30

j) Seherr-Thoss Gravel Pit

The Board sent a letter.

k) Water Engineering Services

The Board would like to see other Engineer firms to bid on services once the transition is over.

l) WLC - Mowing of Open Space

Robbi informed the board that there is enough money to have WLC mow the open space. The Wildlife Committee was split on the decision on whether or not to mow the open space. Rich Bloom inquired about having local ranchers hay the open space. David Quinn noted it's too late this year to have it hayed. The Board is in favor of having WLC mow the open space. The Board would like to see WLC winterize the irrigation system the first week of October. The Board is going to forego the September irrigation check.

m) Turning off Water to Homes

Tina Korpi spoke with Paul D'Amours. Paul recommends the Board does not turn off the homeowner's water. Nowhere in the covenants does it state that if you don't pay your water the HOA will turn your water off. The best way to proceed with a homeowner not paying their water is to foreclose on the lien.

n) Landscape Easement

GTPM will follow up with Marv.

9) New Business

a) Snow Removal

GTPM will update the scope of work and get them out to a few companies.

b) Chickadee Circle Park – minor grading

David Kaufman noted that the base of the berm towards the north is saturated. There are some low spots, but it doesn't drain. He thought a couple loads of topsoil with some minor grading would do the work. Bob suggested creating a ditch to the culvert or putting in a French drain. David Kaufman said he would look into it further.

c) County Park

The Board will write a letter on behalf of the Melody Ranch homeowners.

10) Adjournment @ 8:17