

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday, September 20<sup>th</sup>, 2011, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:04

Board Members Present:	GTPM:
David Quinn	Cynthia Wiley
Bob Hammond	Rob Bacani
David Kaufman	
Brett Kroger	

- 1) Homeowners & Guest Time –
- 2) Approval of August 23<sup>rd</sup>, 2011 Minutes  
Brett Kroger moves to approve the minutes. David Kaufman seconded. All in favor.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – August 2011  
Rob reviewed the financials with the board. Brett Kroger noted there maybe movement in the engineer line item.
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
  - a) Kerr Control Fence – 1151 Melody Creek (Lot 110)  
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Brett Kroger seconded, all in favor.
  - b) Gatt Stain Color – 4239 Melody Ranch (RU2-48)  
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Brett Kroger seconded, all in favor.
- 5) Landscape Review Committee
  - a) Lee– 4140 Sandy Creek Ln (Lot 97)  
The Board of Directors approves the return of the deposit.
  - b) Zender – 4190 Mustang Dr. (RU2-108)  
The Board of Directors approves the return of the deposit.
  - c) Wuerslin – 4280 Balsam Ln (Lot 166)  
The Board of Directors approves the return of the deposit.

6) GTPM

a) Ditch

The Board is still looking at other options – The bids to back fill the ditch came in too high.

b) Fort Near Storage

The Board is fine if kids want to make a fort in front of the storage area/Chickadee Circle. The only concern the Board had was tearing tree limbs off from the trees.

c) Short Term Rental

The VRBO website has been updated with no weekly rentals.

7) Violations

i) Violation Log

The Board reviewed the violation log. Homeowner's that received stain letters have until June 30<sup>th</sup>, 2012 to get their houses stained or fines will be assessed.

8) Old Business

a) ISD

Rich Bloom is keeping a list of outstanding items.

b) Audit on HOA

Tabled until Transition

c) Transition Issues

Rich Bloom is keeping a list of outstanding items.

d) Park

Stakes are in the ground. Bob will follow up with Steve with Parks & Rec on the alternate bid for the west section.

e) Fences

Lever property: David Quinn needs to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property.

Dykema property: Dave Quinn and Dave Larson need to have Tim Dykema sign the agreement or remove the fence off from the open space.

f) Water Engineering Services

Tabled

g) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson and Sean O'Malley to proceed.

h) Water Rights

Paperwork was sent off to the water commissioner.

9) New Business

a) Pump House – Pad lock doors with combination locks

Brett Kroger found the door open to the pump house. Brett recommends putting a combo lock on the door. GTPM will purchase the locks and place them on the two pump houses (near sales office and behind lot 23).

- b) Maintenance – Fence around electrical box is falling down  
GTPM and a couple board members will walk the property and decide how they would like to proceed on fixing the fences.
- c) Leak Detection – Homeowners to turn off irrigation systems during the day (8-5 +/-) and any other major water use (washers, hot tub refilling, etc.) to make the exercise more effective. The dates are October 11<sup>th</sup> through the 14<sup>th</sup>.

10) Adjournment @ 5:55