

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 15, 2015, 4:30 pm

MINUTES

CALL TO ORDER: 4:36

Board Members Present:

Todd Ellingson

Jonathan Robinson

Bo Miller

Flo Phillips

GTPM:

Demerie Northrop

Rob Bacani

1) Homeowners & Guest Time

~ Marv and Julie Heileson. These homeowners live at 4230 Kestrel Lane. Marv used to be on the legal committee for Melody Ranch. The board recently received an email regarding his German Shephard that bit someone. The incident happened at the high school and the person bit is not a Melody resident but is a friend of the Heileson's. Marv wanted to address the board and let them know his side of the story as he felt the email was misleading about the severity of the incident. Marv explained his dog is well trained and is a good dog. By nature the breed is protective and territorial, so when she approached, the dog nipped at her leg, drawing blood leaving a mark the size of a dime. A neighbor had reported last summer an issue with this same dog being aggressive toward them as they walked past the yard. Since then an invisible electric fence has been installed and GTPM has not received any complaints about this dog. Jonathan explained that the board was not taking a position regarding this issue as it did not happen on HOA property.

~Ryan Colyer, Biota. Ryan reviewed his analysis of the 8 ponds within Melody Ranch. Overall, the ponds are too shallow but the wetland vegetation is good as is the water quality. The ponds suffer from low water levels which lead to the growth of algae. There are five recommendations from Biota: first, to increase the quantity and sustainability of the ponds; second, to adopt a more rigorous treatment of nutrients and limit the growth of algae; third, aerate the ponds; fourth line the ditches (which could help with carrying water to the ponds and potentially reduce the amount of ground water seeping into crawl spaces); finally, rebuild, deepen and line the ponds.

The fifth recommendation is expensive and will take enormous resources to complete. However the first four suggestions can be completed independent from one another at a much smaller expense. The aeration will keep the algae levels down and keep the ponds looking clearer. This will cost between \$2,000 - \$5,000 per pond depending on the size of the pond, plus the electrical costs associated with the installation and operation of them. It is possible to aerate some of the upper ponds which would provide a flow-through benefit to the lower ponds. Ryan will get an estimate for the cost of lining the ditches. Todd wants to create a more diverse amenity and enhance Melody Ranch with a fishing pond. This will help justify the cost of the pond work. Ryan indicated this was possible by maximizing the water quality on one of the deeper ponds.

There was a question relating to water rights and how Melody Ranch could get more water to flow through to help keep the water levels high.

2) Approval of Tuesday, August 18, 2015 Minutes

Jonathan moved to approve the minutes. Flo seconded the motion and all present voted in favor.

3) LRC

The Landscape Committee has been continuing to work through the outstanding landscape deposits. There was a question about swales as they relate to the lots in the Fourth Filing of RU2. Bob Hammond explained to the committee in an email that the requirement to have a swale is per the county and is written in the PUD for Melody Ranch. The HOA has been enforcing this requirement in order to have owners receive their landscape deposits. The board would like to continue with this practice and agreed with the LRC not to return deposits for those owners not having the required swale/drainage. The board would like to look into the option of a deposit being forfeited after a certain amount of time for being out of compliance and see if that is an option.

The LRC recommended the return of the landscape deposit for Aronowitz, lot 2-066. Flo moved to approve this recommendation. Bo seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The lien the board approved at the last meeting was delayed as an additional address was found for the lot owner. GTPM sent an "intent to file a lien" letter by certified mail to that address in Wilson. If there is not response then we will move forward with the lien.

GTPM inquired about the delinquent policy with legal counsel. In the covenants the board is not authorized to assess a late fee, only apply interest in the amount of up to 21% per annum. It was the recommendation of legal that the board not adopt a resolution of assessing late fees.

ii) Financial Review – August 2015

Rob reviewed the financials with the board. The board would like to be careful with the spending and show the members fiscal responsibility at the annual meeting. By not mowing the open space this fall there will be a surplus of those funds which can be used to help pay for the additional tree and weed spraying this summer. The board would like to move any significant surplus into the maintenance reserve account at the end of the year.

5) GTPM

~ Mark Heiniken inquired about whether the \$300 fee would be assessed in the matter of removing an open space tree that is pushing against a homeowner's fence. The board discussed and determined that the fee would apply in this instance.

~ Wyoming Landscape sent a bid to divide one of the irrigation zones. It would put the trees on a line separate from the entry to Melody Ranch Drive, as homeowners are complaining that the trees are getting too much water and lakes and rivers appear as a result. The cost to do this would be \$6,550. GTPM will ask Scott from Evergreen Tree care and see if the trees in that zone would be ok without having a drip and extra irrigation to them at all.

6) Violations - Violation Log

There were no major violations or fines issued this month.

7) Old Business

a) Sales Office Update

GTPM checked with the county about the requirement to extend the basic use permit for the sales building. We were advised to let the current permit lapse and not pay the permit fee until such a time that the HOA wants to move forward and do something with the building. The permit process will take 1-2 months if and when the HOA wants to have a new permit issued. There are no fees or penalties for not renewing the current permit.

b) Pond Assessment Review

See discussion above.

8) New Business

a) Dog Bite Discussion

See discussion above.

9) Adjournment 6:34