

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, April 19th, 2016 4:30 pm

MINUTES

CALL TO ORDER: 4:40

Board Members Present:

Todd Ellingson

Jonathan Robinson, by phone

Bo Miller

Flo Phillips

Alan Nevius

GTPM:

Tina Korpi

Demerie Northrop

GUESTS:

Paul Fleck, HOA Attorney

Kurt Anselmi

1) Homeowners & Guest Time

Kurt Anselmi addressed the board requesting that the ditches be lined to help keep the crawl spaces in his neighborhood dry and not flooded when the water flow through the ditches increases. He referenced the Biota study and indicated that they proposed the liners as a potential solution to this problem. He will submit additional information as well as a cost estimate to the board for further consideration.

2) Executive Session

The board entered an executive session at 4:40 and adjourned at 5:04

3) Approval of February 16th, 2016 Minutes

Todd moved to approve the minutes. Bo seconded the motion. All voted in favor.

4) ARC Reviews

a) Coles – Lot 1-61, 1184 Melody Creek Ln (Deck build)

The DRC recommended approval of the building of this deck but advised that the property lines be surveyed prior to construction to be sure it is within the setbacks. Todd moved to approve the deck construction. Alan seconded the motion. All voted in favor.

b) Reid – Lot 1-10, 4365 Fallen Leaf Ln (Control Fence, New paint)

The DRC reviewed the new exterior colors as well as the privacy and control fence plans. They would suggest that the boards of the fence that face the outside be finished and look nice. They recommend the approval of these plans. Todd moved to approve the new house colors and the fence construction. Bo seconded the motion. All voted in favor.

c) Myers – Lot 1-76, 4205 Sandy Creek Ln (Roof the deck)

The DRC recommended approval of the roof being built over the remaining portion of the deck. Todd moved to approve the roof plan. Bo seconded the motion. All voted in favor.

d) Ryan – Lot 1-192, 1309 Melody Creek Ln (New paint)

The homeowner requested new exterior paint after the work had been started. The DRC reviewed the colors and drove by the house and voted via email to recommend approval. Todd moved to approve the new exterior colors. Bo seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

- i) Delinquent HOA Dues Report
- ii) Financial Review – March 2016

Bo moved to approve the treasurer's report. Alan seconded the motion. All voted in favor.

6) GTPM

~ A homeowner has requested the HOA consider bringing weasels into the community to help with the vole problems within the neighborhood. He has sent documentation to GTPM. The board would like to have that information forwarded to them to consider and will discuss in more detail at the next meeting.

~ A homeowner has expressed concerns about the access to the RV Storage yard through the gate.

GTPM will look into the issue and see if it can be repaired or if the requested fix is needed.

~There is a damaged section of fence along South Park Loop Road by the entrance to Balsam. It would appear that this section is HOA responsibility. GTPM will have it repaired.

~ A homeowner expressed concerns that there are kids building bridges and playing in the ditches. The board would like an article in the next newsletter reminding parents about the dangers of the irrigation ditches and asking people to stay clear of them and not build structures over them.

7) Violations - Violation Log

GTPM has started noting Christmas Lights as violations since the weather has been nice enough for people to get them taken down and the removal date has long passed.

8) Old Business

a) Pond Assessment Review

Tabled agenda item. The board will have a special meeting to discuss this agenda item in detail

b) Entry Signs to Melody Ranch Discussion

Tabled agenda item. The board will have a special meeting to discuss this agenda item in detail

9) New Business

a) Discuss Survey of Homeowners

Tabled agenda item. The board will have a special meeting to discuss this agenda item in detail

b) Seherr-Thoss permit

Tina from GTPM has visited the County Clerk's office to look into the final permit notice that was sent to all homeowners. Tina will contact Roger Seherr-Thoss to discuss the permit in more detail. Paula Fleck, HOA attorney, will look into this issue in more detail to find out what the intent is of the applicant. The HOA board of directors will discuss this issue in more detail once that information is received and figure out what, if any, response they will submit to the DEQ.

10) Adjournment 6:21

There will be two meetings in May. On May 11th the board will have an executive session meeting and on May 24th they will have a workshop to discuss the proposed capital improvements (ponds, signs, survey).