

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, September 20, 2016 4:30 pm

**MINUTES**

CALL TO ORDER: 4:35

**Board Members Present:**

Todd Ellingson  
Jonathan Robinson  
Bo Miller  
Flo Phillips

**GUESTS:**

Greg Epstein  
Eric Hostetler & Jennifer Hansen  
Michelle Linville  
John & Monica Ryan

**GTPM:**

Tina Korpi  
Demerie Northrop

1) Homeowners & Guest Time

Greg Epstein addressed the board with regard to the \$100 fine he received for having his boat in his driveway over the summer. He felt the HOA is pitting homeowners against one another and feels the property management company is spending too much time on the minutia of enforcing rules and that the east side of Melody Ranch does not appear as tight as the homes on the west side of the creek. He further expressed his concerns about the storage area and the amount of time he has had to wait for a space. Jonathan explained to Greg that it is our obligation to enforce the covenants and rules of the HOA and that the enforcement of them is not as strict as in years past. He went on to explain that GTPM is very consistent in rule enforcement but indicated that if he wanted to go through the process of amending the CC&R's he was welcome to try. With regard to the storage area, the waiting list has been kept and is strictly regimented; the last person who was assigned a storage space had been on the waiting list since May 2014.

Eric Hostetler and Jennifer Hansen wanted to address the board and speak in support of the house plans they presented to the ARC for final approval. The primary problem had been with regard to a wall length that exceeded 30'. They added a 4' jog to be in compliance with the design guidelines.

Michelle Linville requested the board consider the option of people sharing storage spaces. Her neighbor only has a canoe and offered to let her store her trailer in her storage space. The board will consider her request.

John and Monica Ryan have also submitted their final house plans to the ARC. The committee took issue with a long wall and the architectural break submitted by the owner. They also applied for a variance to raise the level of the home based on the water levels determined by the test pits on the lot. He is willing to add two vented dormers to the roof in an effort to break up the roof plane. This is encouraged but not required in the design guidelines.

2) Executive Session

The board entered an executive session at 5:54 and adjourned at 6:03

3) Approval of August 16, 2016 Minutes

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

4) ARC Reviews

a) Ryan – Lot 2-030, 4345 Melody Ranch Dr (Final Review)

The board thinks the request for a variance should be approved as he has a legitimate water level concern based on the test pits he had. In addition, the board felt the 2 vent dormers, 8" posts and 2x2 barn wood column bases in addition to the extensive roof overhangs and covered porch was enough to constitute an architectural break. Jonathan will contact the ARC to discuss the board's position to approve these plans based on the above conditions.

b) Hostetler – Lot 1-154, 1353 Melody Creek Ln. (Final Review)

Todd moved to approve these final plans. Flo seconded the motion. All voted in favor.

c) Balogh – Lot 2-034, 4305 Melody Ranch Dr. (Addition, final review)

Todd moved to approve the addition. Jonathan seconded the motion. All voted in favor.

d) Woodford – Lot 1-086, 4045 Sandy Creek Ln (Pergola)

Todd moved to approve the pergola. Flo seconded the motion. All voted in favor.

e) Running Dog Creek – Lot 1-101, 4180 Sandy Creek Ln (Deck)

The ARC determined that the plans must follow the HOA setback of 10' and found the addition of the pavers were acceptable (provided they were not set within a foundation slab). With those comments approval was recommended. Jonathan moved to approve the plans contingent on the deck not encroaching the 10' setback and the full payment of HOA dues be made. Todd seconded the motion. All voted in favor.

f) Paris – Lot 1-184, 4380 Balsam Ln (Covered Patio)

The plans need to include a way to link the structure to the house – in the past this has been accomplished with a fence, trellis or other architectural feature. The ARC was unsure if a deck constituted this feature. In addition, the plans were unclear about which materials would be used as the siding and soffit of the pavilion. The final concern was that the structure and steps encroached the setback and would need to be moved back to be in compliance. The board agreed with these findings and will ask the homeowner to address these issues and resubmit.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The most delinquent owner on the list has been sent a letter from the attorney advising that a lien will be filed and that continued non-payment will result in foreclosure.

ii) Financial Review – August 2016

The board wants to be sure that the open space is not mowed again this year. If a homeowner requests mowing the board will discuss on a case-by-case basis. Todd moved to approve the financial report. Flo seconded the motion. All voted in favor.

6) GTPM

- ~ Bushong will do the ski track grooming again this year for the same fee of \$265/time
- ~ A homeowner suggested the use of statues or art as sign markers for the entrances if the board moves forward on that project.

7) Violations - Violation Log

The board discussed the request made by Greg Epstein to have his \$100 fine removed and agreed not to waive it. Jonathan will send an email response to the homeowner.

8) Old Business

a) Homeowner Survey

The board will discuss the possible formation of a committee at the next meeting.

b) Discussion on Ditch Lining

Jonathan met with Alan at the ditch between ponds 7 and 8. MD was unable to compress the ground due to the river rock. They installed a felt liner and then another liner and backfilled the ditch. This method seems to be working as the rain water was flowing down the ditch for the first time.

c) Entry Signs to Melody Ranch Discussion

Not discussed at this meeting

d) Sales Office Use

Not discussed at this meeting

9) New Business

a) Air soft guns in neighborhood

It is tough to ban them as it would be tough to enforce such a rule. GTPM will encourage parents to not allow their kids to shoot the air soft guns within the neighborhood. We would also encourage people to continue notifying the sheriff's department when air soft guns are being shot in Melody Ranch.

b) Storage rule request

GTPM will work on drafting a "dual agreement" to share storage spaces. GTPM will also email all storage owners and advise them of the long wait and see if any are willing to split a space.

c) Request regarding campaign signs

In order to allow political signs to be allowed in Melody Ranch the covenants would have to be amended. The board's authority is limited by the CC&Rs.

10) Adjournment 6:54