

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, October 18, 2016 4:30 pm

MINUTES

CALL TO ORDER: 4:38

Board Members Present:

Todd Ellingson

Jonathan Robinson

Bo Miller

Flo Phillips

Alan Nevius

GUESTS:

Paula Fleck

Bill Schwartz

John & Monica Ryan

GTPM:

Tina Korpi

Demerie Northrop

1) Executive Session

The board entered an executive session at 4:39 and adjourned at 5:45

2) Approval of September 20, 2016 Minutes

Flo moved to approve the minutes. Alan seconded the motion. All voted in favor.

3) ARC

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

John and Monica Ryan addressed the board and presented their re-designed plans to build a new home. There are five issues that the ARC made specific note of and the Ryan's addressed each of these points with the board to their satisfaction. They will be adding storage closets that are attached to the home to provide the required 4' jog on the two north/south walls longer than 30'. In addition on the long east/west wall they will build 8x8 columns with barn wood around the bases; the board approved this. The requested variance to build up the grade to 33" (which results in a 7/8" height increase from the crown of the road) was also granted as a result of the documented high water level on the lot. The retaining walls on the edge of the property were designed by Rendezvous Engineering to keep water from flowing onto the neighbor's property were also approved by the board. The vented dormers are not going to be required by the board. Jonathan moved to approve the plans as redesigned with regard to the above issues. Todd seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are two owners on the delinquent list that are of concern. The first is having notice of

foreclosure delivered to him this week. The second the board would like to have GTPM attempt to collect her balance or set up a payment plan.

ii) Financial Review – September 2016

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

5) GTPM

~ Ken and Vicki Daraie sent a note of thanks to the board, GTPM and the neighbors within the HOA for allowing them to host their son's wedding on Kestrel.

~ A homeowner requested a group pick up of tree debris that resulted from the most recent storms. The board discussed this and determined that each homeowner needed to be responsible for their own disposal of branches and the HOA would certainly take care of the common areas.

~ A homeowner wanted the board to be aware of a dog on Kestrel that has attacked two other dogs. Animal control has been notified and the owner of the dog has taken responsibility for their dog and its actions.

6) Violations - Violation Log

Mira Lee and Greg Epstein have appealed once again to the board to have their \$100 violation fine waived. The board once again discussed this as well as the homeowner's proposal to have them placed on probation. Jonathan moved not to create a new probation policy for first-time offenders that would waive fines for a year. Bo seconded the motion and all voted in favor. Jonathan will advise the homeowner of the board's decision and ask her to pay the fine.

7) Old Business

a) Homeowner Survey

The board will discuss the possible formation of a committee at the next meeting as 18 people indicated on the survey that they would be willing to help.

b) Discussion on Ditch Lining

Not discussed at this meeting

c) Entry Signs to Melody Ranch Discussion

Not discussed at this meeting

d) Sales Office Use

Not discussed at this meeting

e) Storage Area Dual Agreement

GTPM drafted an agreement for homeowners to share their storage spaces. The board would like some more time to contemplate this idea as well as ponder any unintended consequences that may result. There will be further discussion about this at the November meeting.

8) New Business

~ GTPM is waiting to receive landscaping bids for the upcoming summer.

~ The board is considering some options to be involved with the DRC. One idea is for a board member to attend the DRC meetings. Another option is to have Carolyn attend the board meetings to discuss the DRC meetings.

9) Adjournment 7:23