

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 21, 2017 4:30 pm

MINUTES

CALL TO ORDER: 4:37

Board Members Present:

Jonathan Robinson

Todd Ellingson

Flo McCall

GTPM:

Carrie Gralund

Demerie Northrop, by phone

Guests:

Mike Gersack

Jason Leslie

Erin Weisman

Carolyn Burke, ARC

1) Homeowners & Guest Time

Erin Weisman wanted to discuss the open space tree removal policy as it relates to Lot 1-206. She believes that the third paragraph of the policy is ambiguous and would suggest it be amended for clarity. She believes it is the duty of the board to clear it up so that each request doesn't require a legal review. She has concerns about "clear cutting" the open space behind the lot as the future building to the North of Melody is unknown. She would encourage everyone involved to be a "good neighbor" and would suggest a "modified approach" in tree removal with an emphasis on the phrase of the policy "minimum necessary". Jonathan agreed with her suggestion that finding the "minimum necessary" may not be possible until you are standing in a framed house looking out from where the windows will be in order to get a full picture. Jason Leslie stated that his efforts to get approval before the house was framed is one of an opportunity cost as transplanting trees and maneuvering equipment will be much less expensive to do prior to the home being framed.

2) Executive Session

No executive session was needed.

3) Approval of October 17, 2017 Minutes

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

4) DRC Review

a) Lofgren 1-206 Variance request

Carolyn explained that the DRC reviewed the application and variance request documentation. The property to the East has no variance in raising the elevation and the property to the West was granted a 12" variance. The DRC does not see where the requested 18" variance is justified and have concerns about the overall height of the house if granted a foot and a half increase in height. Carolyn reiterated that the home can only have 6" of exposed foundation. The DRC understands that the water level can be high but does not believe that the ARC should be responsible for granting a variance to eliminate the possibility of extra high water levels and that the homeowner should be

responsible for remedying high water (i.e. with a sump pump) without effecting the neighbors views with a house that has been elevated. The DRC expressed concerns about the relationship of this house to the neighboring homes in the area. They recommended a 12” variance be granted. Jason Leslie (the homeowner) stated he would present additional information for the board to review and consider. The homeowner would also like to change his plans to increase the size of the living room window and patio door. The board tabled a vote on this issue until the additional information is received and will meet again on Tuesday, November 28th at noon to discuss further.

** At the meeting held on November 28th, 2017 the board (Jonathan, Flo, Todd and Mike) met again with Jason Leslie to further discuss the variance request in light of the revisions having been received, discussed by the DRC with their comments provided to the board. The DRC met and again reiterated their recommendation of a 12” variance. Based on the fact that the overall height of the house is 26 ½’ (18” less than the maximum allowed height), and the known history of high water (e.g. 25” of water in the crawl space of the adjacent home), and the fact that the homeowner is planning on hanging the floor as opposed to stacking it on top of the foundation Flo moved to approve the variance as requested: .87’ above the allowable elevation of the finished grade, .77’ as elevation of finished grade above the elevation of the crown of the adjacent road, 1.5’ as the maximum elevation of the top of the finished foundation above the elevation of the crown of the road. Todd seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Jonathan would like to personally reach out to the other delinquent owner prior to moving forward with the foreclosure process as he was unable to do so prior to this board meeting.

ii) Financial Review

Demerie reviewed the financial report stating that \$219,350 had been collected in income so far this year and \$226,132 has been used for expenses. That includes all summer landscaping invoices being paid and \$20,833 being put to the maintenance reserve account. There is currently \$41,287 in the operating account and an additional \$174,525 in the maintenance reserve account. Todd moved to accept the financial report. Flo seconded the motion. All voted in favor.

6) GTPM

7) Violations - Violation Log

Carrie reviewed the violation log indicating that a fine had been assessed to a homeowner who has his washer and dryer on the front porch. He has not responded to any of the letters or emails sent. The board would like Carrie to reach out and call the homeowner prior to another fine being assessed.

8) Old Business

a) DRC Proposed Language

~ Greenhouse and Architectural Break Language Clarification

The language for the greenhouses is meant to encompass all accessory structures. The board would like to further refine the language as it relates to the finished floor and variance requests. They would also like to make sure that the 1st Amendment extends to the 7-9th filings (which had design

guidelines created after the 1st amendment was adopted). The board will continue to modify this language and will review it again at their January board meeting.

b) Fence Repairs

~ Jonathan to review with contractor following September meeting

~ GTPM will visit with vonGonTard about removing the fence on their property

This matter was tabled by the board.

c) Townhomes Sunset Request

~ Further discussion on the demands made in light of attorney review

There were several Townhomes whose deeds were written with a sunset clause in them. Now that that is expiring and their dues are being increased to market values, the owners of the Townhomes are requesting that their dues not go up and that they each get a vote within the HOA. Upon review by legal, it was the opinion that if they are paying full market rate for dues they should get a vote in the Melody HOA. Jonathan moved to continue the policy of charging market rate dues to expiring sunset homes and to grant each owner in the Townhomes a full vote in the Melody Ranch HOA.

Todd seconded the motion. All voted in favor. GTPM will draft a response to their letter.

9) New Business

a) Board Seats Availability

Last week, Alan Nevius resigned from his seat on the board of directors effective immediately. With the vacancy of Bo Miller's seat from the previous month that leaves two open seats. Mike Gersack, a 6-year Melody resident, offered to serve the remaining term for Bo's position, which will expire in 2020. The board is actively looking for a second replacement for the other seat. Flo moved to appoint Mike Gersack to the board of directors. Todd seconded the motion. All voted in favor.

b) Sales Office

There was a lot of discussion on the NextDoor website regarding the use of the old Sales Office and the homeowner's desire to convert it to a community building. The problem is that this building is not up to code and it would be very costly to renovate it. The board would like to table further discussion on this matter until they have a full board able to participate in the conversation. A committee may need to be formed to explore options.

c) Thank you gifts for committee members

Jonathan moved to have GTPM purchase thank you gifts in the form of gift certificates totaling \$325 for the Snake River Grill for the 3 remaining committee members. Todd seconded the motion. All voted in favor.

d) Sump Pump Application, Kantor

By an email discussion and vote on 11/13/17, Jonathan moved: "Lot owner has permission to excavate a ditch from his property through the open space to the nearest ditch within the open space.

If home owner is not able to complete the project before the ground is frozen this fall, he has permission to complete this work by April 30, 2018. His request to end the pipe at the base of the berm of trees is denied because we are concerned about the unintended consequences of his proposal. We have discussed his proposal with his neighbors and they object his plan to pump excess water from his crawl space into the open space. The board recognizes that the total distance to the ditch is more than 300', but because home owner has been able to successfully pump water to a high point on the little berm already with his 300' pipe, he should be able to excavate a ditch with a pipe that will drain by gravity from the current end of his pipe to the ditch. Home owner can also shorten the total distance by

running the pipe the shortest distance from his house to the ditch as opposed to along the edges of his property.”

Todd seconded the motion and all voted in favor.

e) Open Space Landscaping Policy

Based on the advice from counsel the board is giving additional thought about how to apply the policy to the current proposal. The recommendation was to table voting on Lofgren/Leslie proposal until the house is framed and the board is able to accurately apply its due diligence to honor the intent of the policy.

f) Discuss Lofgren/Leslie open space proposal (vote is Dec. 19th)

The homeowner has presented a plan to remove 11 trees to the north of his lot which is less than 50% of the trees in the removal area. He notified the 19 neighbors that live within 500' of the lot and have received written objections from two of those owners. The 3rd guideline is in question regarding the amount of trees requesting to be removed. Jonathan moved to table the proposal until the house is framed so the board can do its due diligence in meeting the requirement to grant authority beyond the foregoing restrictions but only to the minimum extent necessary to create a reasonable view from the Lot owner's property. Flo seconded the motion. All voted in favor.

10) Adjournment 7:08

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of September 25, 2017

<u>Wait list for a double space (9x50)</u>			<u>Wait List for a single space (9x25)</u>				
	<u>Date Applied</u>			<u>Date Applied</u>			
1	Shannon Yarrow	5/28/2013	**	1	Sheila Poore	Spring 2014	*Offered P
2	Mike Welch	7/29/2013	*	2	Steven Smith	7/18/2014	
3	Teresa & Bo Miller	9/10/2013	*	3	Paul Cayot	7/19/2014	** Did not
4	Frank & Kathy Lyons	3/11/2014	*	4	Carly Hills	8/15/2014	
5	Hunter Frobeck	7/3/2014		5	Denise Joy	8/21/2014	
6	Warren Myers	7/15/2014		6	Matt & Emily Cooper	9/4/2014	
7	Paul Dykeman	10/29/2014		7	Mira Lee	10/6/2014	
8	Ben Mateosky	2/1/2015		8	April Owen	2/2/2015	
9	Jim Vito	3/1/2015		9	Michelle Poulson	2/11/2015	
10	Jim & Lisa Ryan	3/1/2015		10	Maria Sloan	2/15/2015	
11	Brian Parker	4/11/2015		11	Alexandra Robinson	3/23/2015	
12	Sandra Zender	5/11/2015		12	Dana Gatt	4/1/2015	
13	John Taylor	7/9/2015		13	Max & Lori Rhyner	5/5/2015	
14	Dana Gatt	8/1/2015		14	John & Heather Robinson	6/8/2015	
15	Brandi Brewer	8/14/2015		15	Shannon Yarrow	6/30/2015	
16	Chip Reid	9/25/2015		16	Sarah Toal	6/30/2015	
17	Amy Aronowitz	10/4/2015		17	Max Rhyner	8/5/2015	
18	Diane Mahin	10/10/2015		18	McSorley/Alan Bonnett	8/15/2015	
19	Catherine Cooper	5/9/2016		19	Peter Brighton	9/9/2015	
20	Carl Hee	8/1/2016		20	Nathan Bianchin	9/14/2015	
21	Gram Pizzaro	6/5/2017		21	Chip Reid	9/25/2015	
				22	Shawn Ankeny	9/29/2015	
				23	Jennifer Chonchiski	10/16/2015	
				24	Tonya Mark	11/8/2015	
				25	Kent McBride	11/22/2015	
				26	Chad & Katie Jackson	11/23/2015	
				27	Gary Duquette	1/21/2016	
				28	Michelle Linville	1/29/2016	
				29	Donald Beale	2/29/2016	
				30	Eric Jost	3/14/2016	
				31	Caroline Hines	4/14/2016	
				32	Leslie Davis	4/26/2016	
				33	Shawn Wright	4/27/2016	
				34	Marvin Arriola	5/30/2016	
				35	Michael Schrotz	5/31/2016	
				36	Scott Barrett	5/31/2016	
				37	Christanto Morales	6/2/2016	
				38	Michael Heatley	6/6/2016	
				39	David Crawford	6/7/2016	
				40	Avi Kantor	6/15/2016	
				41	Todd Lamppa	7/7/2016	

42	Jen & Jonathan Hunt	8/29/2016
43	Buckner Woodford	10/6/2016
44	Ted Dawson	4/21/2017
45	Stan Czarniak	5/2/2017
46	Will Holden	5/9/2017
47	Britt & Jon Baker	6/5/2017
48	Michael Gersack	6/9/2017
49	Maureen Moliari	7/21/2017
50	Eric Balsa	7/30/2017
51	Debra Sagara	9/5/2017