

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, December 19, 2017 8:45 am

**MINUTES**

CALL TO ORDER: 8:45

**Board Members Present:**

Jonathan Robinson

Todd Ellingson

Flo McCall

Mike Gersack

**GTPM:**

Carrie Gralund

Demerie Northrop, by phone

Tina Korpi

1) Homeowners & Guest Time

No guests were present at this meeting.

2) Executive Session

The board entered executive session at 8:46 and adjourned at 9:13

3) Approval of November 21, 2017 Minutes

Jonathan moved to approve the past meeting minutes. Flo seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

With no payment made in nearly a year the board will move forward on foreclosure process for the most delinquent owner. GTPM will send an email to him advising this will be the course unless he rectifies his delinquency by January 2, 2018. GTPM is working with the mortgage holder and Habitat for Humanity on any late accounts as they will intervene as soon as a payment is missed by owners of Habitat homes. Currently only one of those owners in on the delinquent list.

ii) Financial Review

Demerie reviewed the financial report. There is currently \$49,745 in the operating account and an additional \$174,569 in the maintenance reserve account. \$239,567 has been collected as income this year to date and \$243,775 has been spent on expenses. That amount includes the \$13,680 on the new mail boxes that the post office requested Melody purchase.

5) GTPM

There was nothing to report at this time.

6) Violations - Violation Log

Carrie reviewed the delinquent report with the board. Tina and Demerie discussed the procedure of violations with the board highlighting that each violation was handled exactly the same. The process of recording each and every violation and assessing letters and fines is consistent each time with each owner.

7) Old Business

a) DRC Proposed Language

~ Greenhouse and Architectural Break Language Clarification ... Tabled

b) Fence Repairs

~ GTPM will visit with vonGonTard about removing the fence on their property and send a letter confirming the board's approval of them removing the fence.

c) Sales Office

~ Board would like a committee to be formed and will table issue for now.

d) Sunset Letter to Townhomes

Jonathan and Demerie have been crafting a response to the owners of the Townhomes responding to their concerns addressed in a letter from the fall. This response is based on the recommendations from the HOA legal counsel as approved by the board at last month's meeting. This response letter will be sent out later today.

8) New Business

a) Board Seats Availability

There are several homeowners that would be strong representatives on the board. These people will be approached in the coming weeks and invited to the next meeting if they are interested in serving.

b) DRC Openings

The DRC members have resigned from the committee. There were several people discussed as possible replacements and having a DRC comprised of paid professionals was also discussed. We will reach out to these individuals and see if there is any interest in being on the Design Review Committee.

c) Flo indicated that there have been several homeowners that have discussed their interest in marking and lighting the entrances to Melody Ranch. The board would like to work with the ISD on this in 2018 and try to get something in place at each entry.

d) There was additional discussion about the poor mail service that homeowners are receiving in Melody Ranch. Tina has spoken to the postmaster and was advised that there is an employee shortage in the local post office which is causing delays in mail delivery. There are also issues with the contractor hired by the USPS who delivers the mail. This is not only a Melody Ranch problem as other HOA's are having similar problems as well.

9) Adjournment 10:00

**The next board meeting will be held on the normal day but at the earlier time: Tuesday, January 16<sup>th</sup> at 8:45 am**

## Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of January 22, 2018

<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
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
4	Frank & Kathy Lyons	3/11/2014	*	4	Carly Hills	8/15/2014
5	Hunter Frobusck	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
52	Tony Scaffide	1/22/2018