

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, June 19, 2018 at 8:45 am

**MINUTES**

CALL TO ORDER: 8:48

**Board Members Present:**

Jonathan Robinson

Todd Ellingson

Mike Gersack

**GTPM:**

Tina Korpi

Kelsey Bancroft

Demerie Northrop, by phone

**GUESTS:**

Kurt Anselmi

Michael Coles

1) Homeowners & Guest Time

~ Michael Coles submitted an application to have his sump pump pipe laid out 176' to the closest ditch and to bury that line. Jonathan moved to approve the sump pump application as specified. Michael seconded the motion. All voted in favor. A formal letter will be mailed to the homeowner and the \$200 deposit will be added to his account.

~ Kurt Anselmi wanted to express his interest to the board in having the ditches lined in an effort to reduce the water table and water entering his crawl space. The board expressed to him that a pond task force has been formed to evaluate and recommend a 5-year plan to the board regarding the health and beauty of the ponds and ditches in Melody Ranch. If he would like to join that task force he is welcome to do so.

2) Executive Session

There was no executive session.

3) Approval of May 15, 2018 board minutes

Jonathan moved to approve the previous meeting minutes. Todd seconded the motion and all voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are several homeowners on the delinquent list that have storage spaces. The board would like all four of those owners to be sent the storage letter advising them that they may lose their space if their accounts are not made current. They will be given one month to pay their dues or they may lose their space. A lien will be filed on any account that is over 6 months past due.

ii) Financial Review

5) ARC Review

a) Wilson, 1277 Melody Creek Ln, 1-201, Additional Landscaping

The DRC reviewed the Wilson landscaping noting that the additions are 3-4 feet from the edge of the road. There are no height restrictions in the design guidelines. While a berm was constructed the HOA will not file a formal complaint to the County as the neighboring homeowners did not object to the new landscaping. The DRC recommended approval of these plans. Michael moved to approve the Wilson landscaping. Todd seconded the motion. All voted in favor.

b) Clark, 4265 Fallen Leaf, 1-014, Fence on north property line

This proposal is to expand a privacy fence 2 feet to the south of the existing fence. The current fenced area is located off the NW corner of the house. It is a 12' x 12' area. There are no property lines or setback issues in play as you can see from the location of the fenced area off of the NW corner of the house. The DRC recommended approval. Michael moved to approve the additional fencing. Todd seconded the motion. All voted in favor.

c) Robinson, 1286 Melody Creek Ln, 1-200, Landscaping Modifications

The homeowner would like to relocate a couple trees from the berm on the east side of his lot to the front of the house and add metal edging and mulch to the 12 aspen trees that line the driveway. Todd moved to approve this plan. Michael seconded the motion and both voted in favor. Jonathan abstained from the vote.

d) Johnson, 1200 Melody Creek, 1-059, Flag Pole

In an email vote, on 6/4/18 the DRC and ARC approved the installation of a silver flagpole to be installed in the center of the yard. It will not exceed 24' in height, it will not be lit and there will be no additional hardscapes to the pole. The homeowner wanted to have this approved so the pole could be installed prior to his son's visit home from the Air Force Academy.

6) GTPM

~ A homeowner voiced concerns about the dilapidated fence that runs along Melody Ranch. There are several sections that are broken. The board noted that this is in the road lot. GTPM will add this item to the ISD agenda for their next meeting.

7) Violations - Violation Log

Mr. Wilson was fined for adding the landscaping to his yard without approval from the ARC. Otherwise, there were no other fines to discuss.

8) Old Business

a) Pond Task Force update

The task force will be meeting again in the next couple weeks and will report to the board following that meeting.

b) Front Entry Signs and Lighting

Teton Signs has submitted several proofs for the board to review. We are still waiting for pricing at which time the board will review and make a recommendation to request permission from the ISD to install the three signs at the main entries. They will be double sided with the street name attached and have down lighting for ease of reading in the dark.

c) DRC Proposed Language ... tabled

9) New Business

a) Planting new trees in open space

There is a request to add some trees on the south side of the mailboxes at Melody Creek Lane and a couple on the other side of the road to help provide privacy from the home on the corner.

b) Open Space Landscaping Policy Task Force update

There are four people who have volunteered to join this group. GTPM will reach out to other homeowners who have been involved in this matter to see if they are also interested in joining this task force.

c) Sales Office Task Force update

There are three homeowners who have expressed interest in this task force. GTPM will reach out to those homeowners that were vocal about the sales office on "NextDoor" to see if they would also be interested in joining this group.

~ Update from GTPM on yesterday's flooding in Glory View and the roads on the east side of Melody Ranch. The head gate which is located by the vet clinic in Rafter J was shut down after it was noticed that the ditch wall caved in bringing water gushing into Melody Ranch along with trees and earth from the weakened ditch. Geotechnical Engineers are assessing the area now to determine the stability of the hillside. The HOA and GTPM doesn't manage those ditches but was involved insofar as putting the right people and resources together on the scene. GTPM will document the situation and a timeline to the best of their ability to have on file. The board would like to have legal counsel write a letter to the parties involved documenting what could have been a catastrophic event and to advise against storm water being dumped into the ditches.

\*\* GTPM was advised on July 3<sup>rd</sup> that the irrigation pump that controls the water in the open space has failed requiring those areas to be hand-watered. An estimate from Weber Drilling was received indicating that it could cost up to \$15,000 to replace the bad pump and motor. In an email vote on 7/5/18 Jonathan moved the following:

- 1) authorize Weber to pull the pump with Delcon's help if necessary and get back to us with a written quote and an explanation about additional repairs.
- 2) authorize WLC to hand water every other day the short grassy areas near South Park Loop and Melody Creek Ln. All other open space areas can be ignored for now.
- 3) Expenses for this repair and hand watering will come out of the \$24,500 remaining in our \$25,000 irrigation maintenance.
- 4) Wyoming Landscape should be put on notice that every new irrigation maintenance request greater than \$1000 between now and end of year needs to be specifically approved by the board because this repair may consume our entire irrigation maintenance budget for the year.

Michael seconded the motion and all voted in favor.

10) Adjournment 10:29

## 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>Date Applied</u>		<u>Wait List for a single space (9x25)</u>		<u>Date Applied</u>	
			**	1	Sheila Poore	Spring 2014	*Offered P
1	Mike Welch	7/29/2013	*	2	Steven Smith	7/18/2014	** Did not
2	Teresa & Bo Miller	9/10/2013					
3	Frank & Kathy Lyons	3/11/2014	*	3	Carly Hills	8/15/2014	
4	Hunter Frobeck	7/3/2014	**	4	Denise Joy	8/21/2014	
5	Warren Myers	7/15/2014					
6	Paul Dykeman	10/29/2014		5	Mira Lee	10/6/2014	
7	Ben Mateosky	2/1/2015		6	April Owen	2/2/2015	
8	Jim Vito	3/1/2015		7	Michelle Poulson	2/11/2015	
9	Jim & Lisa Ryan	3/1/2015		8	Maria Sloan	2/15/2015	
10	Brian Parker	4/11/2015		9	Alexandra Robinson	3/23/2015	
11	Sandra Zender	5/11/2015		10	Dana Gatt	4/1/2015	
12	John Taylor	7/9/2015		11	Max & Lori Rhyner	5/5/2015	
13	Dana Gatt	8/1/2015		12	John & Heather Robinson	6/8/2015	
14	Brandi Brewer	8/14/2015		13	Shannon Yarrow	6/30/2015	
15	Chip Reid	9/25/2015		14	Sarah Toal	6/30/2015	
16	Amy Aronowitz	10/4/2015		15	Max Rhyner	8/5/2015	
17	Diane Mahin	10/10/2015		16	McSorley/Alan Bonnett	8/15/2015	
18	Catherine Cooper	5/9/2016		17	Peter Brighton	9/9/2015	
19	Carl Hee	8/1/2016		18	Nathan Bianchin	9/14/2015	
20	Gram Pizzaro	6/5/2017		19	Chip Reid	9/25/2015	
21	Jason Leslie	6/19/2018		20	Shawn Ankeny	9/29/2015	
				21	Jennifer Chonchiski	10/16/2015	
				22	Tonya Mark	11/8/2015	
				23	Kent McBride	11/22/2015	
				24	Chad & Katie Jackson	11/23/2015	
				25	Gary Duquette	1/21/2016	
				26	Michelle Linville	1/29/2016	
				27	Donald Beale	2/29/2016	
				28	Eric Jost	3/14/2016	
				29	Caroline Hines	4/14/2016	
				30	Leslie Davis	4/26/2016	
				31	Shawn Wright	4/27/2016	
				32	Marvin Arriola	5/30/2016	
				33	Michael Schrotz	5/31/2016	
				34	Scott Barrett	5/31/2016	
				35	Christanto Morales	6/2/2016	
				36	Michael Heatley	6/6/2016	
				37	David Crawford	6/7/2016	
				38	Avi Kantor	6/15/2016	
				39	Todd Lamppa	7/7/2016	

40	Jen & Jonathan Hunt	8/29/2016
41	Buckner Woodford	10/6/2016
42	Ted Dawson	4/21/2017
43	Stan Czarniak	5/2/2017
44	Will Holden	5/9/2017
45	Britt & Jon Baker	6/5/2017
46	Michael Gersack	6/9/2017
47	Maureen Moliari	7/21/2017
48	Eric Balsa	7/30/2017
49	Debra Sagara	9/5/2017
50	Tony Scaffide	1/22/2018
51	Heidi McBride (SM)	4/4/2018
52	Jim Miller	5/2/2018
53	Mitch Lewis	5/8/2018
54	Sean Clark	6/4/2018
55	Lance Windey	6/13/2018
56	Jason Leslie	6/19/2018