

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, July 17, 2018 at 8:45 am

MINUTES

CALL TO ORDER: 8:55

Board Members Present:

Jonathan Robinson

Todd Ellingson

Mike Gersack

Matt Turner

Flo Phillips

GTPM:

Tina Korpi

Kelsey Bancroft

Demerie Northrop, by phone

Guests:

Martin Brass

Kathy Coelho

Slade Ross and Ryan Collier from Wyoming Landscape, by phone

1) Homeowners & Guest Time

Kathy Coelho wanted to discuss the possibility of adding some trees in the open space near the intersection of Balsam and Melody Creek Lane. She would like the tress to provide some screening from the house on the corner. Jonathan will talk to some of the neighbors whose views may be impacted by the addition of trees at that location to get some feedback from them. The board will discuss this feedback at the next board meeting.

2) Executive Session

An executive session was not needed at this meeting.

3) Approval of June 19, 2018 board minutes

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

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

GTPM will reach out and call the people on the delinquent list to try and get an idea of when payment will be received.

ii) Financial Review

There is currently \$64,882 in the operating account and \$189,668 in the maintenance reserve account. The HOA has collected \$132,389 in the first half of the year, and spent \$106,967 including \$12,499.98 which has been transferred to the maintenance reserve account.

5) GTPM

~ Wyoming Landscape has reported that the pump which runs the irrigation system and feeds the pond has died. Weber is scheduled to pull the pump later this week. More information about replacement and cost will be known at that time. Matt Ostdiek who works with the Melody ISD on the water system and pumps will work with Wyoming Landscape and Weber to make sure the right size pump is installed. Slade and Ryan from Wyoming Landscape joined the meeting and further discussed the areas that were not being watered as a result of the broken pump. They were hand watering these areas every other day, but it is labor intensive and costs \$500 per day.

In an effort to conserve resources, Todd moved to stop the daily hand watering of the common area. Jonathan seconded the motion and all voted in favor.

6) Violations - Violation Log

There is an owner who has had a trailer with a hot tub in their driveway for a long time. They have been fined \$100 twice, in accordance with the rules and regulations. The board supports that and wants violations to continue to be addressed consistently.

7) Old Business

a) Pond Task Force update

There is no update to report.

b) Front Entry Signs and Lighting

Bob Hammond from the ISD and Jonathan walked the entry areas to discuss the placement for the three new entry signs. They agreed on these locations with concerns given to plowing and sliding cars as well as county, HOA and ISD owned areas. Flo moved to approve the entry signs with black font and the chains in the three agreed upon locations as determined by the presidents of the HOA and ISD. Todd seconded the motion. All voted in favor.

c) Planting new trees in open space

The board will return to the request of planting pine trees at Melody Creek and Balsam next month. In the meantime they have decided to leave the Hawthorne bush where it is on the north berm after exploring options to have it removed or moved.

d) Open Space Landscaping Policy Task Force update

There have not been any meetings of this group to date.

e) Sales Office Task Force update

There have not been any meetings of this group to date.

8) New Business

a) Leslie/Lofgren request for open space landscaping

This request will continue to be tabled until the home is fully framed and the roof is installed.

9) Adjournment 9:56

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of August 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
57	Olivia Ryan	8/3/2018