

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, January 15, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:52

Board Members Present:

Jonathan Robinson

Todd Ellingson

Michael Gersack

Matt Turner

GTPM:

Demerie Northrop

Tina Korpi

Board Members Absent:

Flo Phillips

1) Homeowners & Guest Time

No homeowners attended this board meeting.

2) Executive Session

The board did not require an executive session.

3) Approval of December 18, 2018 board minutes

Matt moved to approve the minutes from 12/18/18. Michael seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are no major issues on the delinquent report as all owners who were about to have liens filed have paid their dues.

ii) Financial Review

The operating account currently has a balance of \$76,713 and the maintenance reserve balance is \$200,650. The HOA collected \$261,635 in income in 2018 and spent \$238,176. This includes \$33,691 being spent on reserve deposits as well as for the installation of new trees and the entry signs. The sign work came in at \$4,764 – significantly less than the \$30,000 the HOA was expecting it to cost. While there were a few areas that came in over budget there were several that were under and the board is prepared to present the 2018 year-end financials to the owners at the upcoming annual meeting.

iii) 2019 Budget Review

Rob Bacani from GTPM and Todd worked on the 2019 budget and made some adjustments based on actual money spent this year. They also conferred with the various committees that were formed for the purpose of making assessments and proposals for the ponds and ditches and the old sales office. The board would like to propose that the money earmarked for the maintenance reserve account for 2019 instead be placed in a “pond improvement” account. It may take a couple years for this pond improvement sub-account account to have sufficient

funds in it to potentially complete the pond 5 work. The goal would be to keep the dues at the same rate for 2019. The task force would also like to line the ditch from ponds 2 to 3 as that seemed effective when done between ponds 7 and 8.

The board adjusted a couple line items after discussion and review.

5) GTPM

~ It has been just over a year since the HOA opened up two provisional spaces in the RV parking lot and those seem to be working out well for the owners. The board is ready to make those permanent spaces and begin charging owners for them. GTPM will put together a letter and advise the owners that the monthly storage fee will be assessed.

~ GTPM received a bid to install fiber optic lines throughout Melody Ranch to help with internet connections and speeds. The estimated cost to do this is \$1.1 million. Owners would also have their monthly use charges as well. The board is not interested in that expenditure but will open it up to owners at the annual meeting for them to discuss and decide if they want to take on that cost.

~ There was report of a dog problem on the NextDoor website. A woman was knocked down by a dog while walking on the Pathway which resulted in a broken leg over Christmas. This was never reported to GTPM and the woman's identity was not disclosed. There seems to be a recurring issue of people not using leashes when walking their dogs. This is a problem community-wide, not just within Melody Ranch. The board would like a newsletter article highlighting animal control in the HOA.

6) Violations - Violation Log

The violation log was quite small for the month.

7) Old Business

a) Pond Task Force update

The Pond group submitted a proposal for Pond 5. This project will cost \$45,000 for the liner and \$46,000 for the earthwork. Biota recommended the pond be dug deeper to help with the health of the pond and reduce the algae. There may be rules about this pond work and the county will need to be asked about permitting and other requirements that may exist.

b) Front Entry Signs and Lighting update

Joe Kravetsky has put together a proposal to repair the broken entry sign on Melody Ranch Drive. He will also install the lights. He is expecting this to be done this week.

c) Sales Office Task Force update

There is no new discussion on this agenda item.

d) Irrigation Pump replacement and digital meter discussion

The meter will be placed on the well to track usage and help manage the watering of the 40 irrigation zones as well as the filling of the ponds. It will make irrigating in the summer more manageable and more cost efficient.

8) New Business

a) Annual Meeting Agenda discussion

GTPM will request brief (1 page) letters from the Pond and Sales Office task forces as well as from the ISD to include in the mailer for owners. The packet will be mailed out on February 1st. The Community Bible Church has been reserved for Monday, March 4th at 5:30.

9) Adjournment 10:07