

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, February 19, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:51

Board Members Present:

Jonathan Robinson

Todd Ellingson

Matt Turner, by phone

GTPM:

Demerie Northrop, by phone

Tina Korpi

Board Members Absent:

Flo Phillips

Michael Gersack

1) Homeowners & Guest Time

Michael Schrotz, Kent Van Riper and Mike Welch attended the meeting to report to the board on the Old Sales Office task force work. They have come up with four main options: 1) to maintain the building as has been done in the past; 2) stabilize and use the building for GTPM uses; 3) stabilize the building and use for HOA purposes; and 4) update and upgrade the building for commercial use. It was noted that GTPM would not need this space as it runs the HOA from its office in town. Historically, other HOA's that have "community buildings" do not use them very frequently. The board wonders if we remove the building and liability and use the space for something else. There will be copies of the sales office task force committee report available for owners at the annual meeting.

HOA Attorney Paula Fleck attended the meeting to discuss the dog issues that have become more prevalent in the last few months. There are rules and guidelines in place through the CC&Rs and the Rules and Regulations regarding dogs in Melody Ranch. The governing documents give the board the authority to impound dogs that are problematic. Homeowners need to call animal control when they see dogs running loose and then notify GTPM that they have filed a complaint/report to the authorities. GTPM will add an article in the newsletter remind owners of the rules and what to do when they see a "chronic offender". Jonathan will also reiterate the policy at the annual meeting.

2) Executive Session

An executive session was not called.

3) Approval of January 15, 2019 board minutes

Jonathan moved to approve the minutes from 1/15/19. Todd seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

The financials for the year-to-date are minimal and were approved by the board.

5) GTPM

There is nothing to report at this time

6) Old Business

a) Pond Task Force update

The task force will present at the annual meeting

b) Front Entry Signs and Lighting update

The damaged sign was repaired and lights were installed

c) Sales Office Task Force update

The board authorized the task force to formalize the report to present at the annual meeting.

7) New Business

a) Annual Meeting Agenda discussion

Nothing new was discussed – everything is in place for the March 4th annual meeting.

b) Ski Track signage request

Previous signs have cost approximately \$200. The board would like to have a draft of the sign and cost estimate to place three signs around the ski track area at the April meeting.

8) Adjournment 9:48