

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, June 18, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:48

Board Members Present:

Matt Turner
Todd Ellingson
Flo Phillips
Michael Gersack

GTPM:

Demerie Northrop, by phone
Kelsey Bancroft
Tina Korpi

Homeowners:

Karen Van Norman
Shirley Thomas
Jessie Aufderheide

1) Homeowners & Guest Time

Karen Van Norman addressed the board on behalf of the Open Space task force. They have reworked the proposed amended language to be more clear, concise and specific. The board listened to their suggestions and agreed to have a workshop to discuss their thoughts further. The full board will vote on the amendment, as per the policy, at an upcoming meeting.

Jessie Aufderheide wanted to discuss the use of chemicals by the HOA to treat noxious weeds in the common area. She indicated she would be willing to do more research to share with the HOA regarding the use of glyphosphates and their disruption to the production of amino acids in the body. She suggested the use of Osborn Organics or another product like it and would like there to be an article in the newsletter or a blast email produced to further educate homeowners.

2) Executive Session

The board entered an executive session at 9:17 am and adjourned the executive session at 9:29

3) Approval of May 22, 2019 board minutes

Todd moved to approve the minutes from 5/22/19. Matt seconded the motion, and all voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There is one owner who has been sent the intent to file a lien letter. She has through the month to pay her dues in full before the board will need to discuss the next step on her account.

ii) Financial Review

Todd moved to approve the financial report. Mike seconded the motion, and all voted in favor.

5) GTPM

Julie Songer must replace her roof due to a construction defect and would like to change the color from green to brown. The board reviewed the color and Todd moved to approve the request. Mike seconded the motion, and all voted in favor.

6) Old Business

a) Pond Task Force update

There is nothing to report from the task force.

b) Sales Office Task Force update

The task force will be meeting later this week. Currently there is nothing for the board to review.

c) Entry Sign Repairs

Most of the repairs have been completed. All the letters were not sent so they will need to come back and finish once the last two letters are received. The bill for repairs was shared with the Sheriff's office so they would know the cost of the vandalism and could add that information to the file.

7) New Business

a) Lawn Service Noise

While it is hard to tell an owner who works all week not to mow their grass on the weekend or after dinner, the board would like to add an article to the newsletter about being respectful of their neighbors and to use curtesy and common sense when finding the time to mow the lawn.

b) Concerns about Noxious Weed chemicals

The board discussed finding an alternative chemical to Round-Up and providing a bottle to any interested homeowner as a result of the known issues that Round-Up can cause. They would like to table the discussion and decision until additional research and information can be discovered.

c) Surveillance Camera suggestion for vandalism

It has been suggested in light of the recent vandalism to the entry signs and again to the sales office that surveillance cameras be purchased to monitor these assets. It was discussed looking into the mock cameras that look like they are recording (since it is complicated and expensive to find someone to review security tapes). The board opted to do nothing with this for now.

d) Jason Leslie request for return of Open Space and Sump Pump line deposit

As there was no information to review, the return of Jason's deposits will be tabled.

8) Adjournment 9:46