

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, August 20, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:51

Board Members Present:

Matt Turner

Jonathan Robinson

Flo McCall

Michael Gersack, by phone

GTPM:

Tina Korpi

Kelsey Bancroft

Demerie Northrop, by phone

Homeowners:

Kent Van Riper

Michael Schrotz

Bob Hammond, ISD

1) Homeowners & Guest Time

~ Kent VanRiper and Michael Schrotz attended the meeting on behalf of the sales office task force. They reported that 32 parties have indicated an interest in the sales office. They are expecting a proposal from 2 or 3 of those people after looking at the building and knowing the details of what is involved (i.e. moving it from its current location to their own site, the work needed once it is set in place, and reclaiming the land where the building currently sits). The committee wanted to look to the board for guidance on creating the proposal, determining a deposit amount and establishing a time frame. Paula Fleck, HOA attorney will be drafting a proposal and the task force is asking for a \$2,500 deposit. The board would like to consider a higher deposit (perhaps \$10,000) considering the possible contingencies that could arise from the process of moving the building. Proposals should be submitted by the end of August for review so the board can make a final decision at the next meeting on September 17th.

~ Bob Hammond and Kent VanRiper addressed the board on behalf of the ISD considering the recent discovery that a homeowner built an addition to their home without approval from the HOA or the County and the addition was built on the 40' easement that runs on the property. It is because of that easement that their request to build this addition in 2010 was denied. The owner built it anyway several years later. The ISD discovered this because they need to drill some test holes within that easement as part of their 3rd well discovery process through the Wyoming Water Development Commission. The holes will be drilled once the approval is given from the state. Tina suggested that the HOA request the homeowner go through the application process with the ARC to get approval/disapproval for the addition even though it has already been built. The board will wait to move on additional communication with the homeowner until after the test holes are dug.

Flo noted that she liked the new road overlay at the entrance of Melody Ranch Drive and requested the ISD do that on all the Melody roadways. Bob explained that small section cost \$21,000 and it may be

cost prohibitive right now to do all the roads since they are not in need of any repairs currently.

2) Executive Session

The board entered an executive session at 9:21 am and adjourned at 9:31 am

3) Approval of July 16, 2019 board minutes

Matt moved to approve the meeting minutes from July 16th. Flo seconded the motion. All voted in favor.

4) ARC

a) Saunders, 4215 Kestrel Ln, 1-154, New Construction review final approval

The DRC reviewed these plans as well as the variance request to build an additional 18” above the crown of the road to adjust for the high-water table on that property. Flo moved to approve the final plans and variance. Matt seconded the motion, and all voted in favor.

5) LRC

a) Czarniak, 1107 Melody Creek Ln, 1-041

Approval Recommended by the Landscape review committee to return the deposit to the homeowner as he has completed construction and landscaping on the property. Flo moved to approve the return of the deposit to the homeowner. Mike seconded the motion, and all voted in favor noting the homeowner did a wonderful job.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There is currently one homeowner on the delinquent dues list owing over 60 days. All other people on the previous list have paid their accounts in full.

ii) Financial Review

The board did a brief review of the financials and had no discussion or questions about them. There is currently \$110,062 in the operating account and \$205,798 in the maintenance reserve account. All line items are currently within the budget and there was no additional discussion about them.

7) GTPM

There is nothing for GTPM to report currently.

8) Old Business

a) Pond Task Force update

There was nothing new to report from the Pond committee. The board would like GTPM to inquire with them about any season-ending matters; assessment of water quality/levels, any open items they would like to have discussed, reviewed or taken care of this fall, etc. Demerie will reach out to them again.

b) Sales Office Task Force update

See above in homeowner section of the minutes.

c) Open Space Task Force Amendment

The board is currently working on a draft response to the open space task force regarding the request to amend the current policy.

9) New Business

a) ISD discussion of easement issue on lot 2-084

See above in homeowner section of the minutes.

b) DRC Member discussion

Jonathan noted that the DRC needs additional homeowner volunteers who know and are comfortable with reading plans (i.e. architects, builders, etc....) GTPM requests this in every newsletter but has not received any interested parties. Flo will reach out to someone she knows in the neighborhood and see if she is interested in helping the DRC.

10) Adjournment 9:52