

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, January 21, 2020 at 8:45 am

MINUTES

CALL TO ORDER 8:48

Board Members Present:

Matt Turner

Jonathan Robinson

Todd Ellingson

Michael Gersack, by phone

GTPM:

Tina Korpi

Demerie Edington, by phone

Doug Henderson

Tim Grimes, Architect for lot 2-031

1) Homeowners & Guest Time

Tim Grimes reviewed his plans with the board for building a new home on lot 2-031 on Melody Ranch Drive. Final plans can be expected at the next meeting which will include the checklist/application as well as a detailed site plan and grading.

2) Executive Session

No executive session was needed at this meeting.

3) Approval of December 17, 2019 board minutes

Todd moved to approve the minutes from 12/17/19. Matt seconded the motion, and all voted in favor.

4) ARC Reviews

a) Paul, 4335 Melody Ranch Dr. 2-031, New home preliminary review

The board reviewed these plans and made suggestions to the architect to integrate into the plans for final review.

b) Hess, 4425 Melody Ranch Drive, 2-005, New shed dormer

The DRC reviewed the plans to change the two existing dormers into one shed roof dormer and recommended approval. Jonathan moved to approve these plans. Mike seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There is one owner who is more than 90 days delinquent. The board will continue to request payment for these dues.

ii) Financial Review

The board reviewed the year-end financials noting that the HOA collected \$260,784 in income in 2019 (slightly more than what had been budgeted). Expenses for the year totaled

\$235,427. While there were a couple of areas that exceeded the budget (ski track maintenance and tree maintenance, specifically) there were other areas where the budget was not met (irrigation maintenance was under budget as was entry mowing, legal expenses and entry sign improvements). There is currently \$143,847 in the operating account and an additional \$206,203 in maintenance reserve.

iii) 2020 Draft Budget Review

Tina will review the 2020 budget with Todd and Rob before sending it out in the annual meeting packet but an increase in dues is not expected this year.

6) GTPM

There were no issues to discuss for GTPM.

7) Old Business

a) Pond Task Force update

Nothing new to report.

8) New Business

a) Review Agenda for Annual Meeting

As a couple board members had conflicts with the original meeting date the meeting will be moved to March 2nd at 5:30

Matt and Mike are up for reelection and are both willing to continue to serve on the board.

9) Adjournment 9:46

<u>Wait list for a double space</u> <u>(9x50)</u>	<u>Date</u> <u>Applied</u>	<u>Wait List for a single space</u> <u>(9x25)</u>	<u>Date Applied</u>
1 Mike Welch (H8)	7/29/2013	April Owen	2/2/2015
2 Teresa & Bo Miller (D7)	9/10/2013	Max & Lori Rhyner	5/5/2015
3 Frank & Kathy Lyons (E2)	3/11/2014	Shannon Yarrow	6/30/2015
4 Hunter Froebuck (E13)	7/3/2014	Chip Reid	9/25/2015
5 Paul Dykeman (C10/E5)	10/29/2014		
6 Jim Vito	3/1/2015	1 Kent McBride	11/22/2015
7 Jim & Lisa Ryan (G8)	3/1/2015	2 Chad & Katie Jackson	11/23/2015
8 Brian Parker (E7)	4/11/2015	Gary Duquette	1/21/2016
9 Sandra Zender (H9)	5/11/2015	Michelle Linville	1/29/2016
10 John Taylor (B8)	7/9/2015	3 Donald Beale	2/29/2016
11 Dana Gatt (B10)	8/1/2015	4 Eric Jost	3/14/2016
12 Brandi Brewer (H1)	8/14/2015	5 Caroline Hines	4/14/2016
13 Chip Reid	9/25/2015	6 Leslie Davis	4/26/2016
14 Amy Aronowitz (D10)	10/4/2015	7 Shawn Wright	4/27/2016
15 Catherine Cooper (G10)	5/9/2016	8 Marvin Arriola	5/30/2016
16 Gram Pizzaro (A16)	6/5/2017	9 Michael Schrotz	5/31/2016
17 Jason Leslie	6/19/2018	10 Scott Barrett	5/31/2016
18 Neal Larsen (F5)	10/9/2018	11 Christanto Morales	6/2/2016
19 Steve Genzer (D9)	4.11.19	12 Michael Heatley	6/6/2016
20 Carl Daavatila (A3)	5/2/2019	13 David Crawford	6/7/2016
21 Ashley Wold 699-4901	5.29.19	14 Avi Kantor	6/15/2016
22 Jessie Aufderheide (B11)	9/6/2019	15 Todd Lamppa	7/7/2016
		16 Jen & Jonathan Hunt	8/29/2016
		17 Buckner Woodford	10/6/2016
		18 Ted Dawson	4/21/2017
		19 Stan Czarniak	5/2/2017
		20 Will Holden	5/9/2017
		21 Britt & Jon Baker	6/5/2017
		22 Michael Gersack	6/9/2017
		23 Maureen Moliari	7/21/2017
		24 Eric Balsa	7/30/2017
		25 Debra Sagara	9/5/2017
		26 Tony Scaffide	1/22/2018
		27 Heidi McBride (SM)	4/4/2018
		28 Jim Miller	5/2/2018
		29 Mitch Lewis	5/8/2018
		30 Sean Clark	6/4/2018
		31 Lance Windey	6/13/2018
		32 Jason Leslie	6/19/2018
		33 Olivia Ryan	8/3/2018
		34 April Cunningham	9/12/2018
		35 Theresa Zacharias	9/14/2018
		36 Ruslan Khusainov	10/12/2018

37	Diane Peterson	10/15/2018
38	Gary Pollock	12/10/2018
39	Rob & Molly Dearing	5/17/2019
40	Ashley Wold	5/29/2019
41	Betsey Barnes	6/12/2019
42	Jim Hammerel	7/22/2019
43	Matthew Majors	7/23/2019
44	Casey Bess	8/5/2019
45	Jan and Bill Vandegrift	8/13/2019
46	Betsy Davis	8/28/2019
47	Annie Kuvinka	11/18/2019
48	Adam Williams	1/28/2020
49	John Hoover	2/26/2020
50	Brian Modena	3/10/2020
51	Patrick Almond	3/10/2020