

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 17, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:50

Board Members Present:

Flo McCall

Jonathan Robinson

Todd Ellingson

Michael Gersack

Matt Turner

GTPM:

Tina Korpi

Demerie Edington, by phone

Doug Henderson

1) Homeowners & Guest Time

There were no guests present at the board meeting.

2) Executive Session

There was no executive session needed.

3) Approval of November 19, 2019 board minutes

Todd moved to approve the minutes from 11/19/19. Flo seconded the motion, all voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are several owners who have received the "first letter" for having an account that is 60 days past due. One owner just received the "2nd letter" and one owner who has received the final letter notifying that the board may file a lien on her account. That owner contacted GTPM and said she would bring in payment on her next payday on the 22nd.

ii) Financial Review

The board reviewed the financial statement and noted the electrical costs are higher than normal. This is a result of running the irrigation pumps longer to fill the ponds over the summer months. The ski track budget line item was higher than the budget because the board had authorized grooming to continue longer into the spring last year since there was so much snow. The grooming has not started yet this year, but the board voted to begin this week and to allow for grooming twice a week until March and then decrease it to once a week then (snow dependent)

5) GTPM

Tina wanted to visit with the board about the commentary on NextDoor about the assignment of mailboxes in Melody Ranch. There are a couple homeowners who think the issue with the problematic mail delivery is in the way the boxes numbers were assigned. The mailboxes were installed after the development and not every owner wanted one. The boxes were assigned on a "first-come first-serve"

basis as orderly as possible with each neighborhood as clustered together as possible. A couple years ago the post office advised GTPM that each owner was to have a box assigned to their address so when the new postal boxes were ordered and installed, the boxes were assigned in order based on which homes didn't already have a box assigned to them. It is as in order as possible given the circumstances and is not perfect. The option would be to get each key back and reassign each box and start over, but that has the potential of being a major problem. The board does not want to go through that reassignment exercise but would like GTPM to share the process in a newsletter article.

6) Old Business

a) Pond Task Force update

The pond committee would like to have the same budget for work in 2020 to maintain the ponds and ditches. There are no additional updates. The board thought the extra expense to run the pumps to keep the ponds full in July and August was worth while and will continue that practice next year.

b) Sales Office Task Force final update

The cabin is moved and will be "installed" in its permanent location in the spring. Jonathan will address the process the task force went through and the ultimate result of their efforts in his president's letter for the annual meeting.

7) New Business

a) Sign Thank you cards for Volunteers to mail with gift cards

Done and mailed.

b) DRC

Mr. Wogoman from lot 1-088 presented his preliminary concept to the DRC for their feedback. Jonathan noted a couple items that would need to be addressed prior to a final review. The setback was an issue as the front porch and overhangs were over the setback (this could be solved by decreasing the size of the porch). There was a 60' length on the back of the house with the second-floor overhanging that. The owner was hoping the 2nd level overhang would count as an adequate architectural break – the board concurred it would be ok especially given the fact that the rear of the house was not visible to other Melody Ranch properties. The other issue was the 1:12 roof pitch on the west elevation – this will need to be changed to align with the design guidelines. Jonathan will communicate the board's thoughts with the owner.

8) Adjournment 9:24

<u>Wait list for a double space (9x50)</u>	<u>Date Applied</u>	<u>Wait List for a single space (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 699-4901	5.29.19
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