

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Tuesday, April 21, 2020 at 8:45 am

### **MINUTES – ZOOM meeting**

CALL TO ORDER 8:49

#### **Board Members Present:**

Flo Phillips

Jonathan Robinson

Todd Ellingson

Michael Gersack

#### **GTPM:**

Tina Korpi

Demerie Edington

#### **Guests:**

Patrick & Jenny Almond

Richard Reese

Paul Hansen

#### 1) Homeowners & Guest Time

~ Richard Reese is the architect for the Almond family and presented the final plans for their home on 1329 Melody Creek Drive. They went through the plans and materials in detail with the board. Jonathan noted that the DRC went through these plans in great detail and recommended approval. Michael moved to approve the final plans for this home as presented. Flo seconded the motion. All voted in favor.

~ Paul Hansen attended the meeting and presented his request that the board consider placing a community garden in the area where the sales cabin used to be. The board was supportive of this idea and wants to get the neighborhood involved to gauge interest and support in this proposal. There are many things to consider including getting water and power to the garden area, how many spaces and what size will the garden be, etc. Step one will be to see if there is an interest and then make more decisions from there. GTPM will send out a blast email to see if the neighborhood would want a community garden.

#### 2) Executive Session

An executive session was not required.

#### 3) Approval of February 18, 2020 board minutes

Jonathan moved to approve the minutes of 2/18/20. Flo seconded the motion, and all voted in favor.

#### 4) ARC Reviews

##### a) Almond, 1329 Melody Creek Lane, 1-189, Final Approval

Discussion of these plans was done during the homeowner and guest time of the meeting. Michael moved to approve the final plans for this home as presented. Flo seconded the motion. All voted in favor.

b) Williams, 1243 Melody Creek Lane, 1-111, Control Fence

The DRC reviewed these plans for a control fence and recommended approval. Todd moved to approve the proposed fence. Michael seconded the motion. All voted in favor.

c) Modena, 4260 Kestrel Lane, 1-146, Control Fence

The DRC reviewed these plans for a control fence and recommended approval. Jonathan moved to approve the proposed fence. Todd seconded the motion. All voted in favor.

d) Vaughn, 1294 Melody Creek Lane, 1-196, Control Fence

The DRC reviewed these plans for a control fence and recommended approval. Flo moved to approve the proposed fence. Jonathan seconded the motion. All voted in favor.

\*\*\* In an email vote on 4/27/20, the board reviewed the recommendation of the DRC to approve the construction of a carport and removal of the control fence at Jim and Jenny Gersack's home located on lot 1-125, 4225 Balsam Lane. Flo moved to approve the request. Jonathan seconded the motion. All voted in favor with Michael abstaining from the vote.

\*\*\* Via email on 5/12/20 Jonathan moved to approve a color change of trim and the front door proposed at 1288 Melody Creek Lane, Blair Maus. Michael seconded the motion, and all voted in favor.

5) LRC Review

a) Poore – Tree removal in yard, 4080 Sandy Creek

This matter was discussed and approved via email on 4/18/20

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

ii) Financial Review

7) GTPM

~ Tina reviewed the GTPM memo concerning the Maintenance Fee increase. This has not been done in several years and was required to keep up with the cost of living for her crew.

~ Data & Network Defender Insurance Coverage was offered by the Melody Ranch insurance agent. Melody Ranch does not put information on its website that would put owners at risk. The board determined they do not want the additional insurance but did ask GTPM to verify that the website is backed up.

~ Violations have become more prevalent in recent weeks. GTPM is finding that several owners are parking their campers in the driveways and using it as a quarantine area. There are some "Christmas lights" also up but are being used as a show of support for friends that are sick and being treated for Covid-19. The board agrees that if someone has a violation but has an explanation involving the pandemic, they will show grace for those infractions.

~ There is an issue with an owner who has sold his house but has not surrendered his RV space yet. He is renting his house back for the month and has assured Tina the space would be cleared out by the end of April. He paid for April storage fees at the time of closing.

\*\*\*On 4/27/20 an estoppel certificate was requested for lot 1-024 as it is being sold. The board, confirming there were no outstanding violations or dues agreed to have Todd sign this document.

\*\*\* On 5/7/20 Jonathan moved to approve and authorize him to sign the Landino Easement on behalf of the HOA board. All board members voted to approve this motion. Jonathan will sign it and return it to the HOA attorney Paula Fleck so she can provide the executed copy to the ISD and their attorney Nicole Krieger and the Landino's and their attorney as well.

## 8) Old Business

### a) Entry Signs

Joe Kravetsky is working on the repair of the sign on Melody Ranch Drive. The board would like to consider placing the sign in a different location to try and avoid the "first storm of the year damage." GTPM will look into the setback and requirements to change the location of the sign.

## 9) New Business

### a) Burn Request

The board is not willing to allow burning of open space grasses as it is not permitted in the governing documents; "No open fires." The board is not willing to change its policy or amend the CC&Rs to allow burning in Melody Ranch. GTPM will advise the owner of this decision.

### b) Pathways

There are two issues to discuss concerning the pathways. The first is that the gravel is starting to wash away and looks like it should be refreshed. Jonathan will draft a letter to Brian Schilling to request this maintenance be done. Additionally, there are cottonwood tree branches that have littered the path. Tina will walk the area with Flo, Jonathan and Scott from Evergreen Trees to get a bid for the deadfall clean up.

### c) Easement

The ISD has been working with its attorney as well as the Landino family regarding the encroachment they built on the existing utility easement. They are working on a draft to shift this easement 20'. The HOA has a landscape easement in this area as well and will need to review and participate in the language of the amendment. The ISD thought their attorney could share it with the HOA attorney and explain it to her. The HOA board would like to review it first before racking up legal fees. The ISD board members are happy to discuss the easement with the HOA board at any time to try and clarify the matter and answer any questions.

\*\*\*On 4/28/20 Jonathan moved to sign an informed consent agreement between the HOA and the Landinos as both parties are represented by attorneys from the same firm (Holland and Hart) and to waive any possible conflict arising from that concurrent relationship. Todd seconded the motion, and all voted in favor.

## 10) Adjournment 10:12

**Wait list for a double space  
(9x50)**

	<b><u>Date Applied</u></b>
1 Mike Welch (H8)	7/29/2013
2 Teresa & Bo Miller (D7)	9/10/2013
3 Frank & Kathy Lyons (E2)	3/11/2014
4 Hunter Frobeck (E13)	7/3/2014
5 Paul Dykeman (C10/E5)	10/29/2014
6 Jim Vito	3/1/2015
7 Jim & Lisa Ryan (G8)	3/1/2015
8 Brian Parker (E7)	4/11/2015
9 Sandra Zender (H9)	5/11/2015
10 John Taylor (B8)	7/9/2015
11 Dana Gatt (B10)	8/1/2015
12 Brandi Brewer (H1)	8/14/2015
13 Chip Reid	9/25/2015
14 Amy Aronowitz (D10)	10/4/2015
15 Catherine Cooper (G10)	5/9/2016
16 Gram Pizzaro (A16)	6/5/2017
17 Jason Leslie	6/19/2018
18 Neal Larsen (F5)	10/9/2018
19 Steve Genzer (D9)	4.11.19
20 Carl Daavatila (A3)	5/2/2019
21 Ashley Wold	5.29.19
22 Jessie Aufderheide (B11)	9/6/2019
23 Robert Vignaroli (B5)	4/6/2020

**Wait List for a single space  
(9x25)**

	<b><u>Date Applied</u></b>
1 Donald Beale	2/29/2016
2 Eric Jost	3/14/2016
3 Caroline Hines	4/14/2016
4 Leslie Davis	4/26/2016
5 Shawn Wright	4/27/2016
6 Marvin Arriola	5/30/2016
7 Michael Schrotz	5/31/2016
8 Scott Barrett	5/31/2016
9 Christano Morales	6/2/2016
10 Michael Heatley	6/6/2016
11 David Crawford	6/7/2016
12 Avi Kantor	6/15/2016
13 Todd Lamppa	7/7/2016
14 Jen & Jonathan Hunt	8/29/2016
15 Buckner Woodford	10/6/2016
16 Ted Dawson	4/21/2017
17 Stan Czarniak	5/2/2017
18 Will Holden	5/9/2017
19 Britt & Jon Baker	6/5/2017
20 Michael Gersack	6/9/2017
21 Maureen Moliari	7/21/2017
22 Eric Balsa	7/30/2017
23 Debra Sagara	9/5/2017
24 Tony Scaffide	1/22/2018
25 Heidi McBride (SM)	4/4/2018
26 Jim Miller	5/2/2018
27 Mitch Lewis	5/8/2018
28 Sean Clark	6/4/2018
29 Lance Windey	6/13/2018
30 Jason Leslie	6/19/2018
31 Olivia Ryan	8/3/2018
32 April Cunningham	9/12/2018
33 Theresa Zacharias	9/14/2018
34 Ruslan Khusainov	10/12/2018
35 Diane Peterson	10/15/2018
36 Gary Pollock	12/10/2018
37 Rob & Molly Dearing	5/17/2019
38 Ashley Wold	5/29/2019
39 Betsey Barnes	6/12/2019
40 Jim Hammerel	7/22/2019
41 Matthew Majors	7/23/2019
42 Casey Bess	8/5/2019

43	Jan and Bill Vandegrift	8/13/2019
44	Betsy Davis	8/28/2019
45	Annie Kuvinka	11/18/2019
46	Adam Williams	1/28/2020
47	John Hoover	2/26/2020
48	Brian Modena	3/10/2020
49	Patrick Almond	3/10/2020
50	Bradley Yates	4/22/2020