

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 15, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:48

Board Members Present:

Matt Turner

Jonathan Robinson

Michael Gersack

Todd Ellingson

Flo Phillips

GTPM:

Tina Korpi

Demerie Edington

1) Homeowners & Guest Time

No guests attended the meeting

2) Executive Session

The board entered an executive session at 8:50 and adjourned at 9:03

3) Approval of August 18, 2020 board minutes

Flo moved to approve the minutes from 8/18/20. Jonathan seconded the motion, and all voted in favor.

4) ARC Reviews

a) Almond, 1329 Melody Creek, 1-189 new home revisions

The homeowner presented a few changes they would like to have approved. These include decreasing the roof overhangs to 2', changing the space above the garage to be "non-habitable" and switching the planned vertical siding to be installed horizontally. Flo moved to accept the DRC's recommendation for approval of this change request. Todd seconded the motion, and all voted in favor.

5) LRC Review

a) Buckner Woodford – Add trees to his property 4045 Sandy Creek and return of sump pump deposit
JR Berezay from the LRC walked around this property with the homeowner and reviewed the request to have five trees planted in the open space bordering his lot. The board took issue with the idea of an owner extending his property into open space and secondary to that had concerns about the maintenance and responsibility of those trees once they were planted in common area. Jonathan will request that JR join him to canvas the neighbor and see if the addition of trees would be acceptable and not interfere with any view corridor. If the board does approve the trees to be planted in the open space, they would become HOA property and be deemed a "donation" to the Melody Ranch HOA. As there is no clear policy in place for donating trees to be planted in the open space Jonathan would like to consider drafting one. Todd moved to approve the planting of the five trees on the owner's property should he opt for that instead of planting in open space. Flo seconded the motion, and all voted in favor.

Regarding the sump pump deposit, the ground has been reclaimed as per the requirements and Jonathan moved to approve the return of the \$200 deposit. Todd seconded the motion, and all voted in favor.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The most habitual delinquent owner is selling his house this month and dues will be paid at the time of closing. There are no other concerns currently with late accounts.

ii) Financial Review

The operating account has a \$77,126 balance and the reserve account currently has a balance of \$294,199. The tree clean up from the big windstorm will be an overage to the budget but it should be paid for in the year that it happened. The budget is currently “under” for expenses.

7) GTPM

~ Violations. As the season winds down there were significantly less violations reported.

8) Old Business

a) Sign Update – Lighting and security

The lights are being ordered and will be installed as soon as they are received by the sign company. The board reviewed several game cameras as an option to monitor the possible vandalism of the signs. Matt noted that the usefulness of this system would be limited as there would be numerous hours of video or countless photos to review in the event that something did happen. There is also a question of how long a memory card would last if it were being used every time there was a car going by the sign. The board opted not to purchase any cameras at this time.

b) Community Garden

Tina and Jonathan met Dwight from Macy’s at the potential garden location. There is a pipe between the pond and the cabin site that is a water stop, not an oil tank as previously thought. They will drain the septic and remove the equipment to prepare the ground. The water can be routed from that irrigation zone and repurpose it with a hose at a minimal cost. Using the existing well, pump and electricity will be cost effective for the HOA.

c) MOU Request with ISD

Jonathan and Matt will get together to work out their questions and add more specific language to the MOU.

9) New Business

a) Discussion of planting in open space

Jonathan will draft a brief policy for future use on requests to plant in the open space.

b) Labor Day Windstorm Clean Up

Scot from Evergreen Trees has been down in Melody since the day of the storm helping remove dead and fallen trees and branches. Demerie explained the road lot easement to the board as there have been a lot of questions following the windstorm about tree ownership and responsibility. The

ISD has made it clear that they do not plant or maintain any landscaping in the road lot. If there are trees in this area that have been damaged or have fallen, it is the responsibility of the lot owner to take care of them. Todd would like to add money to the 2021 budget for community-wide branch clean-up/chipping. By removing some of the excess branches and limbs owners could reduce possible expenses down the road.

10) Adjournment 9:50

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists

<u>Wait list for a double space (9x50)</u>		<u>Wait List for a single space (9x25)</u>	
	<u>Date Applied</u>		<u>Date Applied</u>
1 Mike Welch (H8)	7/29/2013	1	
2 Teresa & Bo Miller (D7)	9/10/2013	2 Eric Jost	3/14/2016
3 Frank & Kathy Lyons (E2)	3/11/2014	3 Marvin Arriola	5/30/2016
4 Hunter Froebuck (E13)	7/3/2014	4 Michael Schrotz	5/31/2016
5 Jim Vito	3/1/2015	5 Christano Morales	6/2/2016
6 Jim & Lisa Ryan (G8)	3/1/2015	6 Michael Heatley	6/6/2016
7 Brian Parker (E7)	4/11/2015	7 David Crawford	6/7/2016
8 Sandra Zender (H9)	5/11/2015	8 Avi Kantor	6/15/2016
9 John Taylor (B8)	7/9/2015	9 Todd Lamppa	7/7/2016
10 Dana Gatt (B10)	8/1/2015	10 Jen & Jonathan Hunt	8/29/2016
11 Brandi Brewer (H1)	8/14/2015	11 Buckner Woodford	10/6/2016
12 Chip Reid	9/25/2015	12 Ted Dawson	4/21/2017
13 Amy Aronowitz (D10)	10/4/2015	13 Stan Czarniak	5/2/2017
14 Catherine Cooper (G10)	5/9/2016	14 Will Holden	5/9/2017
15 Gram Pizzaro (A16)	6/5/2017	15 Britt & Jon Baker	6/5/2017
16 Jason Leslie	6/19/2018	16 Michael Gersack	6/9/2017
17 Neal Larsen (F5)	10/9/2018	17 Maureen Moliari	7/21/2017
18 Steve Genzer (D9)	4.11.19	18 Eric Balsa	7/30/2017
19 Carl Daavatila (A3)	5/2/2019	19 Debra Sagara	9/5/2017
20 Ashley Wold 699-4901	5.29.19	20 Tony Scaffide	1/22/2018
21 Jessie Aufderheide (B11)	9/6/2019	21 Heidi McBride (SM)	4/4/2018
22 Robert Vignaroli (B5)	4/6/2020	22 Jim Miller	5/2/2018
23 Shawn Ankeny (A9)	5/4/2020	23 Mitch Lewis	5/8/2018
24 Amy Larson	7/20/2020	24 Sean Clark	6/4/2018
25 Mike Wirth	7.30.20	25 Lance Windey	6/13/2018
		26 Jason Leslie	6/19/2018
		27 Olivia Ryan	8/3/2018
		28 April Cunningham	9/12/2018

29	Theresa Zacharias	9/14/2018
30	Ruslan Khusainov	10/12/2018
31	Diane Peterson	10/15/2018
32	Gary Pollock	12/10/2018
33	Rob & Molly Dearing	5/17/2019
34	Ashley Wold	5/29/2019
35	Betsey Barnes	6/12/2019
36	Jim Hammerel	7/22/2019
37	Matthew Majors	7/23/2019
38	Casey Bess	8/5/2019
39	Jan and Bill Vandegrift	8/13/2019
40	Betsy Davis	8/28/2019
41	Annie Kuvinka	11/18/2019
42	Adam Williams	1/28/2020
43	John Hoover	2/26/2020
44	Brian Modena	3/10/2020
45	Patrick Almond	3/10/2020
46	Bradley Yates	4/22/2020
47	Heather Poole	4/28/2020
48	Tom & Kristin Fay	6/1/2020
49	Chris Paul	7/6/2020
50	Michael Wirth	7.30.20
51	Anne Fasciano	8/17/2020
52	Chad Driewer	9/10/2020
53	Wende Anselmi	10.8.20
54	Wes & Katie Clarke	10/9/2020