

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, October 20, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:48

Board Members Present:

Matt Turner

Jonathan Robinson

Flo Phillips

Todd Ellingson

GTPM:

Tina Korpi

Demerie Edington

- 1) Homeowners & Guest Time
No guests attended the meeting
- 2) Executive Session
No executive session was needed
- 3) Approval of September 15, 2020 board minutes
Todd moved to approve the minutes from 9/15/20. Jonathan seconded the motion. All voted in favor.
- 4) LRC Review
 - a) Elizabeth Davis – Tree removal request 1171 Melody Creek
JR Berezay from the Landscape Committee and Jonathan went to the property to look at the two golden willows that the homeowner would like to have removed. She would like to replace them with three aspen trees. Jonathan moved to approve the request. Flo seconded the motion, and all voted in favor. Upon additional discussion, however, Matt noted that the area of this tree request is technically in the ISD road lot. The board would like to include the ISD in the request review and have the ISD also sign off on approval to remove and replant trees in the road lot. Jonathan amended the motion to approve her landscape request to include a provision that the ISD needs to agree and sign off in the letter as well. Matt seconded the motion, all voted in favor.
- 5) Report of Officer
 - a) Secretary Treasurer
 - i) Delinquent HOA Dues Report
There are no major delinquencies for the board to be concerned with at this point with only three owners being over 60 days past due.
 - ii) Financial Review
There is \$82,137 in the operating account and an additional \$296,885 in the reserve account. The HOA has collected \$198,262.97 in income this year and expenses total \$166,594 which includes \$7,500 paid to the reserve account.

6) GTPM

~ Violations

There were a handful of violations, but nobody was assessed any fees this month. GTPM will continue to drive through and send the violation notices as described in the governing documents.

There was a report of a man sleeping in his camper in the RV storage yard. GTPM will reach out and see if this can be resolved quickly without unnecessary drama as there may be extenuating circumstances involved.

7) Old Business

a) Community Garden

Jonathan and Tina went to the old sales office cabin site and met Dwight from Macy's there. He will advise if the tank is empty and once that happens, Fish Creek Excavation will be out to crush that tank. Tina is still waiting to hear from Ryan at Wyoming Landscape about the possibility and cost involved with running irrigation to the potential garden site. Once all the information has been gathered, Jonathan will put together a proposal for the board to consider for the 2021 gardening season to add into the budget for next year.

b) MOU Request with ISD

Jonathan and Matt have discussed the MOU, but they found a few more kinks they would like to fix before sending a response back to the ISD.

8) New Business

Flo is interested in resigning from the board. Her term expires in 2021 so her seat will be up for election at the March meeting (as will Jonathan's). She will think about staying on until the annual meeting, but the board will also think about possible replacements for her seat to appoint should she decided to step down before March.

9) Adjournment 9:40

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists

<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	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 Frobeck (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 Daavtila (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
			55	Keri & Jake Breeding	11/9/2020

