

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 17, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:48

Board Members Present:

Matt Turner

Jonathan Robinson

Flo Phillips

Todd Ellingson

Mike Gersack

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 October 20, 2020 board minutes

Todd moved to approve the minutes from 10/20/20. Jonathan seconded the motion. All voted in favor.

4) ARC Review

a) Wogoman, 1-088, 4050 Sandy Creek, New Construction

Jonathan reviewed the discussions the DRC had with the lot owner, Wogoman, and his architect noting there were a few areas where the plans did not follow the design guidelines. Perhaps they will correct these areas. If not, they will be requesting a variance for approval. Specifically, there are two areas where the exterior wall length exceeds 30'. The area in the front could be argued that the varying roof lines provide an adequate architectural break as allowed for in the guidelines. The area in the back also has roof lines as well as an upper level balcony that could act as an architectural break, although the DRC is suggesting the architect provide a 4' bump out in the middle of that wall. There were additional concerns that there were too many roof lines that were at a 4:12 pitch rather than the suggested minimum pitch of 6:12. The plans showed the use of metal siding in some larger areas of the home which the DRC denied. The owner will be requesting a variance to raise the level of the foundation to be 9 ½" above the allowed elevation due to ground water problems in that section of the neighborhood. Jeff will get letters from the neighbors attesting to that fact. The plans will be resubmitted in December for final review.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are very few people on the delinquent list. GTPM is in the process of switching over to a new accounting software and having to manually enter everything into the old and new

systems. There may be a few kinks to work out along the way and appreciate everyone's patience as we get everything streamlined.

ii) Financial Review

There is currently \$88,162 in the operating account and approximately \$295,000 in reserve accounts. The HOA is in good shape financially as there are some areas where the budget is under expected costs which counterbalance the areas where it has gone over. Once the final landscaping bills are received the board will have a full picture of the year's financial outlook and can plan to budget for 2021 based on those actual expenses.

6) GTPM

~ There were a few violations this last month and as winter settles in most owners have put away their campers and trailers. The board would like to continue the discussion of the "Sprinter Vans" at the annual meeting. There has been a great increase in the purchase (and storage) of these vehicles in Melody Ranch. Tina will get information from the county about whether these are registered as passenger vehicles or recreational vehicles which will be the determination for the board as to if it is a violation or not. Tina will get a breakdown and this information will be shared at the annual meeting in March. There was a report of an owner whose dogs barked continuously all day when he was not home. The dog owner has purchased bark collars as well as a video camera to monitor what is causing the dogs to bark. GTPM advised the complainant to notify animal control should the problem continue or get worse as they are in a better and more trained position to handle these issues.

~ The board has decided to purchase thank you gift cards once again for the committee members. Specifically, gift cards from the Blur Collar Group will be purchased for Jim Barlow on the DRC, JR Berezay on the Landscape Review Committee and Steven Smith on the Pond Committee.

7) Old Business

a) Community Garden

Jonathan has been very busy and needs help with this undertaking. He will send what he has to GTPM and Demerie can put together an editable document/community garden plan for the board to review and discuss if they want to move forward with the garden. Once that is done and if the board approves it, a budget line item can be added to the 2021 budget and the plan can be presented at the annual meeting. Tina worked with Wyoming Landscape who advised her that it will be \$1,300 to get water to the proposed garden plot and she had the septic tank drained. Fish Creek Excavation will crush that tank in the spring.

b) MOU Request with ISD

Matt has refined and defined the draft MOU further but would like to visit with the landscaping company to discuss the scope and extent of the work they do for the HOA and ISD as separate entities. The board is encouraged to read through the draft and provide any comments and suggestions for edits to Matt and Jonathan. Demerie will advise the ISD at their upcoming meeting that the HOA has made progress on the documents but want to provide more definitions and descriptions of work done and more refining of the language.

8) New Business

a) Pond and Ditch work for 2020 and for 2021

Steven Smith has worked on two separate items. The first being the lining of the ditch that runs in the north section of the subdivision between Sandy Creek and Melody Creek. There is a bid to have Nowlin Excavation line 800' of the ditch in that area for around \$7,600. The board is supportive of having this work scheduled in 2021. The other area of work that Steven has presented is the deepening and lining of Pond #5. MD had given an estimate of \$85,000 to do this work. The board would like to try and get another bid; Tina will check with Westwood Curtis and see if they would be able to do the work and provide an estimate. Overall, the board is favorable to have both of these items done in 2021 and would invite Steven Smith to the December meeting to answer any questions and explain the work in more detail.

9) Adjournment 9:55