

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 15, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:48

Board Members Present:

Matt Turner

Jonathan Robinson

Todd Ellingson

Mike Gersack

GTPM:

Tina Korpi

Demerie Edington

Guests:

Jeff & Barbara Wogoman

Jeff Thompson

1) Homeowners & Guest Time

Jeff & Barbara Wogoman and their architect, Jeff Thompson attended the meeting to review their final plans to build a home on lot 1-088 at the end of the cul-de-sac on Sandy Creek. They are planning to have Jim Vito build the house for them. They have requested several variances which were reviewed and approved by the DRC. 1. Secondary roofs that are 4:12 instead of 6:12; 2. Top of foundation wall (i.e., stem wall) is 18" above crown of road (instead of 6" above crown of road) due to known high water table on property which was confirmed by the neighbors on both sides of the property, 3. Finished grade will be 8" above crown of road (instead of 4" above) and 4. Maximum fill is 2' 6" instead of 2'. Additionally, they would like the ARC to approve that a structural architectural break created by 2nd story deck is approved for exterior wall that extends ~45' (which exceeds maximum of 30') along north wall. The board reviewed the exterior materials as well as the site and floor plans for the home. Jonathan moved to approve the plans as well as the requested variances and the architectural break. Michael seconded the motion, and all voted in favor.

2) Executive Session

No executive session was required.

3) Approval of November 17, 2020 board minutes

Todd moved to approve the minutes from 11/17/20. Jonathan seconded the motion, and all voted in favor.

4) ARC Review

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

See above for final approval discussion and vote.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Demerie reported that there was no delinquent report available as the billing was affected by the new software system. Many people did not receive their statements in November resulting in over 100 owners being past due. GTPM has corrected the issues and many of the owners have made payments to get current again. The January report should be more complete and give a better picture of actual delinquent accounts within the HOA.

ii) Financial Review

Several vendors are now getting their end of the year billing done and GTPM is issuing payments as they are received. This will allow for the actual financial reporting at the end of the year to be as accurate and complete as possible. There are areas of the budget where the HOA will be over, as expected (ponds, tree maintenance). Once all the bills are received and paid the board will be able to look at creating the 2021 budget for owners to view and discuss at the annual meeting.

6) GTPM

~ Violations

The problematic trailers and sprinter vans have been removed for the winter and no longer pose a violation issue currently. Tina will ask the DMV about how/if the sprinter vans can be identified as either passenger vans or recreational vehicles to avoid issues next summer.

~ Barking Dog Complaint

A homeowner in Glory View has contacted GTPM several times over the past months about the noise created from barking dogs on Melody Ranch Drive. GTPM has identified the owner and contacted them about the complaint. The owner has ordered bark collars as his dogs are left outside while he is away at work. He is gone too long to leave the dogs inside. The first collars ordered were backordered and not received so he was expecting a different order to be arriving on the weekend and asked that we contact him if more complaints are made. GTPM has advised the owner in Glory View to contact animal control as they are in a better position to handle these types of situations. No other owner has complained about the barking. The HOA is limited in this matter and the board recognizes that GTPM has done everything it can to try and solve the problem.

7) Old Business

a) Community Garden

A summary will be prepared before the next meeting to share with the board as well as with those owners who indicated an interest in participating in a community garden.

b) MOU Request with ISD

The board would like GTPM to set up a Zoom call (after the holidays) with Evergreen Tree Care as well as Wyoming Landscape to discuss the work they do for the HOA and ISD so more detail and information can be included in the MOU.

c) Pond and Ditch work for 2020 and for 2021

There are no updates on this matter. Jonathan will reach out to Steven Smith to discuss the plan for 2021.

8) New Business

9) Adjournment 9:33

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 Donald Beale	2/29/2016
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 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
55	Keri & Jake Breeding	11/9/2020
56	Todd Maus	11/23/2020