

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting  
Tuesday, October 19, 2021, at 8:45 am

### MINUTES

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

Jonathan Robinson  
Michael Gersack  
Todd Ellingson  
Flo Phillips

#### **GTPM:**

Tina Korpi  
Charley Boyton

#### **GUESTS:**

#### 1) Homeowners & Guest Time

Susan Mick, a member of the START board, joined the meeting this morning to approach Melody Ranch residents with a survey about a START Bus route into Melody Ranch. Susan explained START wants to expand into the South Park area. The route plan was approved a few years ago and feels it would benefit the community and decrease the amount of vehicles on the road. Susan explained it would be a quick survey for participants. Susan also explained that it is not yet determined if it will be a micro-transit service or if it will be a full bus service and will not be implemented for another two years. Jonathan asked for a paragraph that describes the survey and the board will have to vote on it. Susan will send the information to Charley and she will pass it onto the board members.

#### 2) ARC Review

##### a) Momchilovich -4100 Sandy Creek Lane, Lot 1-093

Jonathan explained the Momchilovich has a golden willow that is badly overgrow and the Momchilovich's want to remove it. J.R. visited the property and has determined the tree is on the Humphrey's property. J.R.'s email to Jonathan explained the tree was planted by the developer and sheds branches. J.R. also explains while he did not meet with the Momchilovich's, Brian Humphrey was not opposed to the removal of the tree, if the Momchilovich's want to pay for the removal and communicates the process. Mr. Humphrey is also okay with the Momchilovich's trimming the branches that are hanging over their property. J.R. further explained that the tree is over 10' from the road and would not need for the ISD to be involved. If removed there would need to be another tree planted by the lot owner. Jonathan makes a motion that the tree could be removed if it was replaced with plant material and if not replaced approve trimming of the tree at the Momchilovich's expense. GTPM will follow up with J.R. to find out the minimum requirement of tree that will need to be the replacement. Todd seconded the motion. All voted in favor.

##### b) Andersen – 1243 Melody Creek Lane, Lot 1-111

Jonathan explained that Marilyn Andersen would like to remove two pine trees that reside on the ISD and replace them with four aspens. J.R. has looked at the lots and the Andersen's have plenty of landscaping that meet the requirements. Flo made a motion to approve. Jonathan seconded the motion. All voted in favor.

##### c) Aufderheide – 4245 Fallen Leaf, Lot 1-015

Jonathan explained the Aufderheide's have about seven solar panels now and they want to add about thirty more. Jonathan explained the panels have to have a 4' setback from the ridgeline and 2'

setback from bottom edge. Jonathan has asked Charley to gather this information from the designer as the current drawing is unclear. There is also the matter of “unobjectionable glare” and that it is appropriate to have something in writing from the neighboring property that they will permit the additional panels. Todd asked Charley and GTPM call the neighbor and speak to the neighbor, show them the plan and get their feedback. The board was all in favor of GTPM getting the neighbor’s feedback.

3) Executive Session

An executive session was not needed.

4) Approval of Sept 21, 2021, board minutes

Jonathan moved to approve the meeting minutes from 9/21/21. Todd seconded the motion, and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

ii) Financial Review

There is currently \$73,722 in the operating account and \$308,700 in the reserve account. The HOA has collected \$196,080 in income this year and has spent \$173,648 with \$15,581 contributed to the reserve account.

6) GTPM

There are several violations that need to have fines assessed to them as they have been in non-compliance for an extended period of time. GTPM will apply the governing rules and regulations and fines consistently for all owners in violation.

7) Old Business

a) Temporary ISD Easement

Test Well Easement and Access Agreement between the Meadows at Melody Ranch HOA and Melody Ranch ISD. Jonathan explained that item 7 A section iii could use more clarification over who will pay for the reclamation work on this easement but was willing to sign it. Jonathan made a motion for the president to sign the document with the ISD. Todd seconded the motion. All voted in favor.

b) MOU Request with ISD

c) Pond work for 2021

This project will probably not continue until spring 2022.

8) New Business

9) Adjournment