

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Thursday, March 28, 2024 at 8:45 am

### **MINUTES**

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

Jonathan Robinson

Scott Page

Brett Kroger

#### **GTPM:**

Charley Boyton

#### **Others Present:**

Collin Delano – Delano Studio

#### 1) Homeowners & Guest Time

#### 2) ARC Review

##### a. Shaw – 4310 Kestrel Lane, Lot 1-135 – new construction

Collin Delano from Delano Studio spoke to the new construction that was presented to the board. The Shaw's are asking for a roof pitch variance on a secondary roof element that covers the rear deck and a small portion of the first floor. It would be a 3:12 pitch in order to avoid conflict with the clerestory windows in the living room. The roof is mostly blocked from the street view. Jonathan made a motion to approve the new construction build, as it meets guidelines, with the variance approved. Scott seconded the motion. The vote was all in favor.

##### b. Hausmann - 725 Palomino Dr, Lot 2-082 – roof replacement

The Hausmann's would like to replace their asphalt shingles with a metal roof. There will not be any designed changes to the roof and the color dark bronze is earthtone color specified in the guidelines. Scott made a motion to approve the roof replacement as long as it is a flat non-reflective color finish, as per the design guidelines. Brett seconded the motion. The vote was all in favor.

##### c. Stephens – 4070 Sandy Creek Ln, Lot 1-090 – roof replacement

The Stephens are asking to replace the roof on their home with the same like product roof that was approved for a gazebo and deck project in November 2023. The shingles would be asphalt shingles in the color Colonial Slate, an earthtone color. Jonathan made a motion to approve the new asphalt shingles in Colonial Slate. Scott seconded the motion. The vote was all in favor.

#### 3) Executive Session – An executive session was not needed.

#### 4) Approval of February 22, 2024 Board minutes – Jonathan made a motion to approve the minutes from 2/22/24. Scott seconded the motion. The vote was all in favor.

#### 5) Report of Officer – Nomination and election of officers is on hold until the April meeting as two members were not able to join this meeting.

##### a) Secretary Treasurer

- i) Delinquent HOA Dues Report – Charley explained there are three homeowners 90 days past due. She will continue to follow up with the owners for payment.

- ii) Financial Review – The HOA has received \$46,674.01 in income since January 1, 2024. There is currently \$76,774 in the operating account with \$379,379 in the maintenance reserve account.

6) GTPM

- ~ Violations – There are multiple garbage can and improper storage of items on the front of homes that have been sent reminders. Holiday décor and lights will be a discussion in the April meeting.
- ~ GTPM Report – Matt Donovan has emailed about having food trucks in Munger View Park again this summer. GTPM will request that he join the April meeting to discuss his plan with all board members present. The board members present were fine with him charging an extra fee to all orders to cover the cost of the permit but the HOA will not fund him.

7) Old Business

- a. MOU Request with ISD – Jonathan asked if the test well site still needs to be in the MOU. Charley will follow up with the ISD and find out if that lot is still a contender for a new well.
- b. Pond work for 2023 – Jonathan explained that Stephen Smith did a very good job explaining the project details during the annual meeting. Pond 5 is ready to be lined. This is hoping to be done in the spring but may need to wait until the fall.

8) New Business

- a. CC&R Design Guidelines – Jonathan explained there are three areas in the design guidelines that need more clarity:
  - i. Accessory buildings (greenhouse provisions)
  - ii. Change in roof pitch guidelines
  - iii. There is vague language about architectural breaks that need more definitionThis will be an ongoing discussion for a future meeting.

9) Adjournment 8:55AM