

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, April 20th, 2010, 5:00 pm

MINUTES

CALL TO ORDER: 5:08

Board Members Present:

Bob Hammond

Rich Bloom

David Kaufman

Brett Kroger

GTPM:

Robbi McCain

Cynthia Wiley

Tina Korpi

Rob Bacani

Homeowner's Present:

Karen Van Norman

1) Homeowners' Time –

a) Karen Van Norman

Karen addressed the landscaping of her neighbor's house. She stated several homes have natural vegetation to the property line which is allowed. The board will drive by and take a look at the property.

2) Approval of March 16th, 2010 Minutes

Rich Bloom moves to approve the minutes. Brett Kroger seconded. All in favor.

3) Approval of March 1st, 2010 Annual Minutes – Draft Copy

Rich Bloom moves to approve the minutes as a draft. Brett Kroger seconded. All in favor.

4) Report of Officer

a) Secretary Treasurer

i) Financial Review – March 2010

Robbi reviewed the financials with the board. Loraine Carter with Wells Fargo is working on an analysis on fee structures for each of the accounts. Tina is working on the insurance portion with Valerie of Willis of Wyoming. The current policy has \$10,000 for employee dishonest coverage built it into it. The Management agreement states GTPM will purchase a \$150,000 fidelity bond. Because GTPM doesn't sign on any accounts, do you wish GTPM to purchase the bond? This was brought up during the review of the draft of the management agreement. GTPM will run this by Paul D'Amours in his review of the contract. Tina will also check on D & O insurance with Valerie.

Rich noted he would like the HOA to do the following with bank accounts: Once the 6 month cd matures (June 2010) we will take that money and move it to First Interstate Bank in a new money market savings account – reserves. Then the Wells Fargo operations checking account should be closed and proceeds used to open a paired interest bearing operations checking account at the Bank of Jackson Hole.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. The board would like GTPM to call Robyn Lunsford and Laurie Bush.

5) Architectural Review Committee

- a) Fritts Fence - 4410 Fallen Leaf Ln (Lot 28)
- b) Taggart Fence – 4223 Melody Ranch Dr. (RU2-93)
- c) Kaufman Addition - 4143 Mustang Dr (RU2 – 67)

David Kaufman and Bob Hammond (ARC) made a recommendation to approve the above request made to the ARC committee (Bob noted the only variance is Kaufman’s addition – he is almost at the 30% rule. He was at 50% and is now at 31% - This is a major improvement. The house was built before the 30% rule); Brett Kroger moves to approve; Rich Bloom Seconded, all in favor

6) Landscape Review

- a) Lyons – 4325 Kestrel Ln (Lot 134)

The Board of Directors recommends the return of the deposit.

- b) Sanders – 1075 Melody Creek Ln (Lot 37)

The Board of Directors recommends the return of the deposit.

- c) Van Norman - 4390 Fallen Leaf Ln (Lot 27)

The Board was fine with the additional trees Karen would like to plant.

7) GTPM

- a) Sandy Creek Circle - Damage

GTPM requested a bid on the tree replacement on Sandy Creek Circle that was destroyed by the 18-Wheeler.

GTPM will work with Bob Hammond on the additional signs.

8) Violations

- i) Violation Log

The Board reviewed the violation log. David Kaufman pointed out that we have 2 different sections on dogs in the design guidelines and CC&R. One section states you have to have the dogs leashed and one section states you must have voice control. David suggested cleaning the language up so it is consistent.

GTPM does not drive into or walk on homeowner’s property without permission.

9) Old Business

- a) ISD

Paul is still working on this. The Developer agreed to the easement. Bob noted this should be the very last thing to happen in the transition.

- b) Post Office Boxes

Rich Bloom will meet with the committee and Bob Hammond

c) Audit on HOA Books

Tabled until Transition

d) Gate - Storage Area

Tabled

e) Nelson: Transition Issues

Tabled

f) Reclamation efforts of office area

Tabled

g) Park

Bob Hammond will meet with Steve Ashworth.

h) Pathway Transfer & MOU

On May 4th this goes back before the County Commissioners. Paul D'Amours will consolidate the boards concerns into the MOU. Rich would like to get a copy of the MOU to Keith Gingery before the meeting for him to review.

i) Fences

GTPM will follow up with homeowner's on June 2nd. Bob requested that a letter be sent to himself (he has berms on the open space) and the Reed's (part of the berm sits on open space and mows part of the open space) for maintaining the open space.

j) Water Engineering Services

David Kaufman will come up with scope of work / GTPM to come up with companies to bid. David contacted an organization – Rural Water Users of Wyoming (www.warws.com). You can become an associate member of this organization. They offer training and a myriad of services associated with just what we are trying to do. Rich Bloom suggested writing a letter to Nelson and Jorgensen for a request for a proposal to manage our fire hydrants, domestic culinary water, sewage lift station, etc.

k) Chickadee Circle Park

David Kaufman thought 15 – 20 cubic yards of material would fill in and grade out the area to promote drainage to the culvert at the south west end of the park. GTPM will get two bids.

l) Storage Area – road grade

GTPM will get bids on grading of the storage area.

10) New Business

a) Wyoming Landscape Bid

The open space mowing cost increased and the irrigation system decreased. The board would like a onetime visit for aeration, three visits for noxious weed control and four visits for weed spraying. Bob noted the spring clean up of the lawns was included in the winter clean up. GTPM will check

on this. It was noted that WLC missed some stakes throughout the subdivision. Bob would like for GTPM to check with Teton Conservation District about cost sharing.

11) Adjournment @ 7:25