

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, April 17, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:04

Board Members Present:

Rich Bloom

Bob Hammond

Andy Salter

GTPM:

Cynthia Wiley

Rob Bacani

Tina Korpi

Others:

Robert Wikoff

1) Homeowners & Guest Time –

a) Robert Wikoff – Discuss recent letters about his dog (ltrs sent 11/11/11 & 3/22/12)

Robert discussed with the Board about the two letters he has received about his dog. Robert stated it's not necessarily true just because a homeowner has made a complaint. Robert stated he oversees his dog and picks up after her. Robert has adjusted his walking route and has put in a fence. Robert thanked the Board for everything they do for Melody Ranch.

2) Approval of March 20th, 2012 Minutes

Bob Hammond moves to approve the minutes as amended. Andy Salter seconded. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – March 2012

Rich Bloom reviewed the financials with the board. The Board would like to move \$35,000 from the operating account over to First Interstate Money Market operating account.

The Board would like GTPM to look into CDAR accounts with Bank of Jackson Hole.

ii) Delinquent HOA Dues Report

GTPM will follow up with Paul D'Amours on wage garnishment for Tom Knauss.

b) Select Officers

Rich Bloom: President

Bob Hammond: Vice President

Nancy Hoffman: Treasurer

Andy Salter: Secretary

Kristine O'Brien: Member at Large

All in favor of the proposed slate.

4) Architectural Review Committee

a) Wilde Control Fence - 1195 Melody Creek Ln (Lot 51)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Andy Salter seconded. All in favor.

b) O'Brien Pergola – 1227 Melody Creek Ln (Lot 55)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Andy Salter seconded. All in favor.

c) Lynch Privacy Fence - 1318 Melody Creek Ln (Lot 188)

Architectural Review Committee made a recommendation to not approve the above request made to the ARC committee (privacy fence to the property line - there are other options on their property); Bob Hammond moves to deny the Lynch Privacy Fence; Andy Salter seconded. All in favor.

d) Vito Site Plan - 1304 Melody Creek Ln (Lot 192)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Andy Salter seconded. All in favor.

5) GTPM

a) Pond Bid – Pay upfront – 5% discount

The Board isn't comfortable with the complete payment up front. GTPM will check with JP to see if there is something else in order to get a discount.

b) Speed Bump Striping

GTPM will get a bid for the speed bump striping

c) Storage Cleaning

The Board would like GTPM to clean out the storage area.

d) Open Space Cleaning

The Board would like GTPM to clean the open space including weed whacking irrigation ditches.

6) Violations

i) Violation Log

The Board reviewed the violation log. The Board also reviewed the 2012 stain list.

7) Old Business

a) ISD

GTPM will turn over the petitions to Paul D'Amours to move forward. GTPM will still collect additional Water Rights and ISD petitions.

b) Transition Issues

Dave Larson got back to Paul D'Amours about the 3rd Well Study. Rich will send the letter to rest of the Board.

c) Park

The capitol and working budget are in workshop right now. Bob recommends homeowners to re-contact the commissioners. Bob will write a letter to the County Commissioners on behalf of the Board.

d) Fences

GTPM contacted Jim Lever to have him sign the license agreement again. Jim said he would sign it and return the agreements.

e) Water Engineering Services

Tabled

f) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

g) Water Rights

Still gathering petitions from homeowners.

h) Irrigation Ditch (Behind lots 134, 160 & 159)

Waiting for Westwood Curtis to start the ditch work.

i) Sewer Proposal

Rich Bloom asked Nelson for a review on the two possible grinder solutions. Rich will forward the email on to the rest of the Board. Bob believes the single use grinder upstream is the way to go.

8) New Business

a) Fence Specs

Privacy fence (rustic cedar) with a gate & lock – concrete footings. GTPM will get together with Bob Hammond for specs.

9) Adjournment @ 6:14