

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday, August 16<sup>th</sup>, 2011, 5:00 pm

**MINUTES**

CALL TO ORDER: 5:03

Board Members Present:	GTPM:
Rich Bloom	Cynthia Wiley
Bob Hammond	Tina Korpi
David Kaufman	Rob Bacani
Brett Kroger	
David Quinn	

- 1) Homeowners & Guest Time –
- 2) Approval of July 19<sup>th</sup>, 2011 Minutes  
Brett Kroger moves to approve the minutes as amended. Bob Hammond seconded. All in favor.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – July 2011  
Rob reviewed the financials with the board. Financials are tabled.
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list.
- 4) Architectural Review Committee
  - a) Baker Control Fence – 1184 Melody Creek (Lot 61)  
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; David Kaufman moves to approve; Bob Hammond seconded, all in favor.
- 5) Landscape Review Committee
  - a) Zender – 4190 Mustang Dr. (RU2-108)  
The Board of Directors does not approve the return of the deposit. The Zender's is missing the following:
    - (4) 6' tall (minimum) multi-stem shrubs or multi-trunk trees (3 or more trunks)
- 6) GTPM
  - a) Follow up on Denny Saunders roof replacement  
Denny will be getting his roof replaced starting this month.
  - b) We are following up with the short-term rentals in Melody Ranch. The majority of the homeowners have updated the website.
- 7) Violations

i) Violation Log

The Board reviewed the violation log. Homeowner's that received stain letters have until June 15<sup>th</sup> 2012 to get their houses stained or fines will be assessed.

8) Old Business

a) ISD

Rich Bloom is keeping a list of outstanding items.

b) Audit on HOA

Tabled until Transition

c) Transition Issues

Rich Bloom is keeping a list of outstanding items.

d) Park

Rich emailed Steve Ashworth & Keith Gingery a list of legal items. Keith is working on it.

e) Fences

Lever property: David Quinn needs to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property.

Dykema property: Dave Quinn and Dave Larson need to have Tim Dykema sign the agreement or remove the fence off from the open space.

f) Water Engineering Services

g) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson and Sean O'Malley to proceed.

h) Water Rights

i) Vacant Lot – Noxious Weed Spraying (7.19.11)

The Board would like Wyoming Landscape to document the amount of weeds on the vacant lot. GTPM will send individual letters to each vacant lot owner in April 2012.

9) New Business

a) South Park Loop Road Closure

Rich Bloom has discussed the temporary bridge to avoid the road closure on South Park Loop Rd. with Sean O'Malley. The Board will write a letter to the Teton County Commissioners.

10) Adjournment @ 6:05