

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, December 16th, 2008, 4:30pm
MINUTES**

David Kaufman called the meeting to order at 4:40. The following were present David Kaufman, David Quinn, Bob Hammond, Kurt Anselmi, Brett Kroger, GT Property Management.

- 1) Homeowner Time:
 - A. Michele Waldron's hot tub plan was approved.
 - B. Kathy McCurdy called to say her garage door is a meadow green that was approved by the HOA several years ago when they painted the door.
- 2) Property Management company invited by Bob Hammond gave a proposal. David Kaufman says they have an Option to form an ISD. They manage Teton Springs; have staff there which is an ISD; will not be On-Site in Melody as they are located in the Centennial Building; they handle payroll by hiring it out to a payroll firm and they are facilitators that subcontract out.
- 3) Correction, approval, or disposition of minutes of previous meeting – November 18, 2008. Bob Anselmi moved to approve, Bob Hammond seconded.
- 4) Reports of Officer
 - a) Secretary Treasurer
 - i) Financial Review – November, 2008. Accountant to be notified that \$10,000 should be put in PONDS, not SEWER & WATER. Need to talk to WY Landscape to find out why they billed more than their estimate. Insurance Budgeted, but not charged. Bob Anselmi moved to approve with changes, Bob Hammond seconded.
 - ii) Aging Report – as of December 16, 2008
 - iii) Paul D'Amours bill –none received
- 5) Architectural Review Committee –na.
- 6) Landscape Review Committee – Landscape Review is suspended until Spring, 2009 except for those recently denied:
 - a) Lori Shanor resubmitted her landscaping and was approved for return of deposit.
- 7) Violations – Reminder Letter Binder available in office. Bud of Security should patrol two times in December and the following winter months.
- 8) Minutes on line. Compunet changed servers which resulted in a name and ID change so that program to put minutes on line was not working. Matt Balogh, working with Compunet, has recently corrected the online sign in error.
- 9) HOA Dues Homeowners with change of address are urged to contact the office with current info. David Kaufman to locate Suzanne Hicks new information. Amelia Maddox gave her current address.
- 10) Glory View. Updated sales and billing finalization with actual working accounting procedures.
- 11) Wells Fargo –password received to access the Meadows at Melody Ranch Homeowners operating account, still awaiting the other 2 accounts online. David Quinn to resign as signator.

- 12) Thomas Kirsten submitted a breakdown of costs and should provide a budget or estimate prior to any other billings.
- 13) New Business: Board to review Wyoming Landscape's summer bid verses actual billings, along with letter declaring credit to HOA and review their winter contract for signatures.
- 14) Meeting Adjourned at 6:45