

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 20th, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:06

Board Members Present:	GTPM:
Rich Bloom	Cynthia Wiley
Bob Hammond	David Quinn
Nancy Hoffman	
David Kaufman	
Andy Salter via phone	

- 1) Homeowners & Guest Time –
- 2) Approval of November 15th, 2011 Minutes
Nancy Hoffman moves to approve the minutes. Bob Hammond seconded. All in favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – November 2011
Cynthia reviewed the financials with the board.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list. GTPM will contact Tait & Sarah Graham by phone and a letter to follow up on the monthly payment plan.
 - ii) Rocky Mountain Bank
Due to the uncertainty of the bank, Rich suggested the Board should take the HOA money out of the Rocky Mountain Bank. Bob Hammond would like to keep the money local. The Board will remove \$150,000 from Rocky Mountain Bank and place it at Bank of Jackson Hole. The balance will be about \$104,000 remaining at Rocky Mountain Bank which would be insured by FDIC.
- 4) Architectural Review Committee
 - a) Brecker Addition - 4235 Polo Pony Rd (RU2-15)
Architectural Review Committee (David Kaufman Abstains) made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Nancy Hoffman seconded, all in favor.
 - b) Vito House Plans - 1304 Melody Creek Ln (Lot 192)

Architectural Review Committee (David Kaufman Abstains) made a recommendation to approve the above request made to the ARC committee; Bob Hammond moves to approve; Nancy Hoffman seconded, all in favor.

5) GTPM

6) Violations

i) Violation Log

The Board reviewed the violation log.

7) Old Business

a) ISD

We are waiting for the petitions to come in. We need 60% of the assessed value.

b) Audit on HOA Books

Tabled until Transition

c) Transition Issues

Tabled

d) Park

A letter will be sent to the County Commissioners about the park funding.

e) Fences

Dave Larson is going to have to talk to Tim Dykema.

f) Water Engineering Services

Tabled

g) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

h) Water Rights

The letters have been sent.

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

Tabled until spring 2012

8) New Business

a) Nancy Hoffman – Election Treasurer

Rich Blooms moves to elect Nancy Hoffman as Treasurer. Bob Hammond seconded. All in favor.

Future time frame for Board terms:

1 – 1 year term

2 – 2 year term

2 – 3 year term

b) Sewer Proposal

Tabled – Rich Bloom to follow up with Jim Gute

c) Park Letter

The Board already approved the letter. GTPM will email the letter out after the meeting and send the hard copy to the County Commissioners.

d) Solicitors

Mike May is concerned about solicitors. The Board doesn't feel solicitors are a problem. GTPM will check with the sheriff's office about solicitors and signs homeowners can place at their individual's homes.

9) Adjournment @ 6:28