

**THE MEADOWS AT MELODY RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
TUESDAY, February 12, 2008  
Minutes**

Call to Order: David Kaufman Call to order 5:10pm

Board Members Present:

Brett Kroger

Kurt Anselmi

Bob Hammond

David Kaufman

Board members not present: David Quinn

Others present:

Rich Bloom (15minutes)

Jay Cunagin

Lauri Harris

1) Homeowners' Time –

- a.) Rich Bloom – Verbally informed the Board that he is working on a letter of concern to neighborhoods adjacent to Teton Meadows Ranch. He will show the board when he is done.
- b.) Mary McSorley follow up. Request again for plans? The Board decided to send another letter requesting maintenance timeline particularly to stain her house. If not received by Feb 28, \$25 fine will be reinstated.
- c.) Paul Cluskey – wants permission from Board to rent out rooms in his house. As stated in the County Regulations not more than 2 unrelated persons are allowed to reside in the same residence in Melody Ranch. Draft Letter to Paul stating he can rent out rooms but must follow the above regulation.
- d.) Denton Saunders – RV Parking fine wanting clarification. Also inquiring about notice regarding his blue truck parked in “yard”. The board voted to remain with the assessed fines. They voted to draft a letter stating that the parking in the yard was the area next to the street, which is not permitted. All parking is limited to driveway at all times. RV and equipment storage on lot is not permitted per CC & R’s.
- e.) Ryan Allen – New owner of Lot 96, RU2, requests using approved plans for said lot. The Board voted to allow building using approved plans submitted for lot 96 after the ARC reviews the plans one more time. David K voted to send them a reminder regarding county grading requirements.

2) Correction, approval, or disposition of minutes of previous meeting – January 15, 2008. Brett made motion to approve, Bob seconded, all in favor.

3) Reports of Officers

a) Secretary Treasurer

- i) Financial Review – Jan 2008 not available. Dec 2007 was reviewed. Brett voted to approve, David K seconded, all in favor. Annual Budget is currently being worked on for presentation at the Annual HOA meeting.
- ii) Aging Report – as of February 8, 2008.

- 4) Transition Committee –
  - a) The Transition Committee is moving forward on a letter to MRD drafted by HOA Attorney Paul D'Amours regarding the following issues:
    - i) Transition date confirmation response, proposing Dec 2008.
    - ii) Tap fee resolution – HOA is requesting 100% of tap funds.
    - iii) Sales office and Barn ownership – HOA is requesting property acquisition.
  - b) David K proposed to the Board to allow Mike Welch to serve as a member of the Transition Committee. Brett seconded, all in favor.
  - c) Transition Committee requests MRD to address the following (2) main PUD items:
    - i) Water Capacity Testing to determine whether a third domestic well is needed.
    - ii) Fences along perimeter to be put up particularly along the east property line. This issue must be addressed and discussed as soon as possible.
- 5) Old Business –
  - a.) Bike Racks Quote with shipping \$1346.01. David K. made motion to approve this amount, Kurt seconded, all in favor.
- 6) Board Meeting Adjournment 6:30pm.