

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, January 20th, 2008, 4:30pm
MINUTES**

Meeting was called to Order at 4:45

Attendees:

David Kaufman

David Quinn

Kurt Anselmi

Brett Kroger

Nick Orsillo

Jay Cunagin

- 1) Homeowners' Time –
 - a) The ice dam that caused yards flooding solved itself as Town and county officials, Melody Ranch and some of the Board members kept tabs on the flow. A letter was sent through Dave Larson to the county stating that a back hoe would be sent out if necessary.
 - b) Habitat was sent a letter to advise them to keep cars off the street and to park on the lot.
 - c) Sample log of calls, important emails and letters were reviewed.
- 2) Nick Orsillo of Wyoming Landscape recapped the HOA mowing, including of open space and stated the weed spraying credit had been received by the HOA. David Kaufman wants mowing put out to bid for 2009 and will start accepting bids in March. Nick will let the board know if the rates for 2009 are the same as 2008.
- 3) GT Property Management was unanimously voted in during the 01/12/09 Budget meeting to take over management as of March 1, 2009. Robbi McCain plans to bring in her whole team to build the system for entire management including billing. GTPM will compose a Welcome letter to the homeowners for the Feb 10th meeting. The answering machine after March 1st will be programmed to direct homeowners to GTPM. GTPM will give HOA a draft of their agreement.
- 4) Jay Cunagin discussed his proposal for running the maintenance of the HOA.
- 5) David Quinn moved to approve the minutes of the December 16, 2008 meeting. Kurt Anselmi seconded. Motion passed.
- 6) Reports of Officer
 - a) Secretary Treasurer
 - i) Financial Review – December, 2008, if available.
 - ii) Aging Report – as of January 15, 2009.
- 7) Architectural Review Committee –na.
- 8) Landscape Review Committee suspended until spring, 2009.
- 9) Violations – Reminder Letter Binder available in office.
- 10) All minutes are available on-line. Matt Balogh is familiar with they system and can be hired to help as needed.
- 11) Glory View. The final lot sale, Lot #9 will take place on January 23, 2009. Unilink has Glory View complete and in a separate category for ease of billing and communication.

- 12) Wells Fargo –password received to access the Meadows at Melody Ranch Homeowners operating account, **still** awaiting the other 2 accounts online.
- 13) 2009 Budget meeting held on Monday, January 12, 2009. Next Budget meeting combined with regular monthly meeting to be held on February 10th, 5:00 p.m. Agenda, Budget, proxy and Welcome letter will be presented at meeting for approval to be sent out by the Feb 13th deadline to the HOA.
- 14) Annual Meeting scheduled for March 2, 2009 at the Community Bible Church – approval received upon \$100 donation. Mailing to the homeowners regarding the annual meeting and proposed 2009 Budget scheduled for mailing by February 13, 2009.

Meeting was adjourned at 6:15 p.m.