

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Tuesday, January 18th, 2011, 5:00 pm
MINUTES

CALL TO ORDER: 5:13

Board Members Present:	GTPM:
Rich Bloom	Cynthia Wiley
David Kaufman	Rob Bacani
David Quinn	

- 1) Homeowners & Guest Time
- 2) Approval of December 21, 2010 Minutes
Rich Bloom moves to approve the minutes as amended. Dave Quinn seconded. All in Favor.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – December 2010
The Board reviewed the income statement. The balance sheet is still not accurate, but GTPM is working with the accountants.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list. The Board would like GTPM to give Dennis Holton a call.
 - iii) Finalize 2011 Proposed Budget
The Board finalized the 2011 proposed budget.
- 4) Architectural Review Committee
- 5) GTPM
 - a) Storage Sign – “Please Lock the Gate after Exiting”
GTPM will get a price on the sign and follow up with the Board before purchasing.
- 6) Violations
 - i) Violation Log
The Board reviewed the violation log.
- 7) Old Business
 - a) ISD
Dave Kaufman’s understanding is that Amberley Goodchild has all of the documents drafted. Dave Quinn stated that Dave Larson is reviewing the documents. Dave Larson will need to ask Keith Gingery if the Park and Ride and Teton County Parks & Rec should be included in the ISD.

b) Post Office Boxes

There will be an open house at the old sales office on February 1st at 5:00.

c) Audit on HOA Books

Tabled until Transition

d) Transition Issues

David Quinn has a list of items that need to be completed. Thomas with Jorgensen is working on the 3rd well study. The generator has been installed.

e) Park

Rich Bloom would like David Kaufman to set up an informal meeting with Ben Ellis, Steve Ashworth and the HOA Board to see what we can do to help (i.e. time line for the park). The HOA Board would like to be part of the solution.

f) Fences

Jim Lever has the final license agreement. We are waiting for Jim to sign it. GTPM will follow up with Jim Lever.

Dave Larson is supposed to write or call Tim Dykema. David Quinn will discuss this with Dave Larson.

g) Water Engineering Services

Rich Bloom suggested the Board, Larry Pardee and Jorgensen meet to discuss record keeping. GTPM will follow up with all parties.

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson to proceed

i) Ponds

Tabled until March 2011

j) Water Rights

Francesca Paolucci-Rice & Dave Larson will meet with the Board of Directors on Monday, February 7th.

8) New Business

9) Adjournment @ 6:10