

*The Meadows at Melody Ranch*  
*Homeowner's Association*  
Board of Director's Meeting  
Tuesday, March 16<sup>th</sup>, 2010, 5:00 pm  
**MINUTES**

CALL TO ORDER: 5:10

Board Members Present:  
Bob Hammond  
Rich Bloom  
David Quinn  
Brett Kroger

GTPM:  
Robbi McCain  
Cynthia Wiley  
Tina Korpi

- 1) Homeowners' Time –
  - a) Kendall Smithmen (RU2-131 – 4166 Melody Ranch) – Violations for Garbage Can  
The board agreed to waive this particular fine.
  - b) Lee Harris: Suggested the homeowner's take photos of roaming dogs and have them inserted in the newsletter.  
In Teton County your dog must be registered. If a homeowner can get the tag number, GTPM or a homeowner can call the dog in to the dog catcher.
  - c) Brenda Bangs Higdon (RU2-129 - 4172 Melody Ranch Dr) – Would like a speed bump on Melody Ranch Dr. – between the stop sign and the storage area. Can homeowners have the “slow down – children playing” signs on their front yard?  
The Board is considering the speed bump. The Board is also going to take inventory of signs throughout Melody Ranch. The Board might put up “Drive Slow – Children Playing” signs.
  - d) Linda Goralski (RU2-6 - 4415 Melody Ranch Dr) - Would like the board to put a blurb in the newsletter about homeowner's in Melody being charged for mailboxes at the PO.  
Yes. The Board will include this in the April's newsletter.
  - e) Sandi Matthews – Sandi would like to volunteer on a Park committee.  
Bob Hammond will contact Sandi.
  - f) Bruce Rosenberg – Would like advertise in the monthly newsletter.  
The Board is not comfortable opening this option up to companies at this time.
- 2) Approval of February 16<sup>th</sup>, 2010 Minutes  
Rich Bloom moves to approve the minutes. Brett Kroger seconded. All in favor. Bob Hammond abstains.

- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – February 2010  
Robbi reviewed the financials with the board.
  
    - ii) Delinquent HOA Dues Report  
The Board reviewed the delinquent list. GTPM will check with Paul D'Amours on how the foreclosure process works.
  
- 4) Architectural Review Committee
  
- 5) GTPM  
Follow up on Mike May's concern on the sign at Chickadee Circle Park. The Board would like GTPM to move the existing sign and buy another sign so each side of the front section has a sign. The signs will be installed higher as well.
  
- 6) Violations
  - i) Violation Log  
The Board reviewed the violation log. The Board will send out another violation letter for Christmas lights on April 15<sup>th</sup>.
  
- 7) Old Business
  - a) ISD  
Rich suggested that Dave Quinn looks into an easement where the water line crosses. In order to have an ISD, there needs to be an easement to connect the two sections. Paul D'Amours will follow up on this.
  
  - b) Post Office Boxes  
Rich Bloom will meet with the mail box committee. Bob Hammond will sit in on the meeting.
  
  - c) Townhomes  
The Board would like to drop this off from the agenda.
  
  - d) Audit on HOA Books  
Tabled until Transition
  
  - e) Gate - Storage Area  
David Quinn emailed Dave Larson. David is waiting for Dave's advice.
  
  - f) Nelson: Transition Issues  
The Board will give Paul D'Amours a copy of the final draft to give to Dave Larson.

g) Reclamation efforts of office area

Rich Bloom noted the fences were down. GTPM will take a look at the fences. David Quinn still needs to remove a pile of debris.

h) Tap Fee Plus Interest

Bob Hammond, vice president of the HOA signed the release. GTPM will deliver the release to Paul D'Amours.

i) Park

Bob Hammond will meet with Steve Ashworth. At some point, Bob would like to get a small group of homeowners with kids to go over the Parks & Rec park design. The committee can then give the Parks & Rec feedback. Bob will contact Sandi Matthews.

j) Pathway Transfer

The pathways will be on the agenda for early April. Rich will attend the meeting.

k) Fences

The Board will follow up with each homeowner on June 1<sup>st</sup>.

l) Water Engineering Services

Tabled

m) Groomer for Pathways

The Board is against owning machines.

8) New Business

a) Amend Design Guidelines

Tabled for David Kaufman

b) Rules & Regs – Christmas lights

Lights must come down the 15<sup>th</sup>. Wreaths and decorations must come down in a timely manner.

c) Violation Letters

Rich suggested the following sentence “please call the GTPM office for any clarification on this notice or if there is an extenuating circumstance” to be added to the violation letter. The Board was fine with this sentence.

9) Adjournment: 6:45