

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, May 17th, 2011, 5:00 pm

MINUTES

CALL TO ORDER: 5:05

Board Members Present:

Rich Bloom

Brett Kroger

David Quinn

GTPM:

Cynthia Wiley

Rob Bacani

Tina Korpi

Guest:

Greg Wallace

Mike Wilson

- 1) Homeowners & Guest Time –
 - a) Greg Wallace: Wanted to follow up with his summer projects. He was also concerned about the Christmas lights. Greg feels the clear lights are accent lights and not Christmas lights.
 - b) Mike Wilson: Was concerned about the design for the landscaping of the mailboxes. He is concerned about the car lights shining into his dining room. The Board will take that in consideration when planting the landscape. Grand Teton Property Management will fax a copy of the design to Mike once the Board chooses on the design and company.
 - c) Margaret Mary Aeckerle: Requested to keep her lights on for entry way light. The Board stated Christmas lights cannot be visible from the street after February 15th. The lights will need to be removed.
- 2) Approval of April 19th, 2011 Minutes
Brett Kroger moves to approve the minutes. David Quinn seconded. All in Favor
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – April 2011
Rob reviewed the financials with the board. Balance Sheet is tabled.
 - ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list. The Board would like GTPM to write up a procedure for the Board to follow on delinquent accounts.
- 4) Architectural Review Committee
 - a) Wallace Summer Projects (Snow Guards, Rain Gutters, Stain Decks) - 4395 Melody Ranch Ln (RU2-08)
Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded, all in favor
 - b) Wikoff Control Fence – 855 W. Sycamore Dr. (RU2-13)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; David Quinn seconded, all in favor

5) GTPM

a) Clean up Storage – Fix Signs/Dump Run/ Paint Fence

The Board approved to have GTPM to clean up storage. GTPM will update the fence bids.

b) Trap for Muskrats

There are a couple muskrats in two of the ponds (behind lot 79 & lot 22). After reviewing options with Wyoming Game and Fish, the board approved engaging a professional trapper to remove the muskrats which are causing harm to the pond liners.

c) Paint Fire Hydrants

The Board went with Grand Teton Property Management as the lowest qualified bid to paint the fire hydrants.

d) Drain Issues – East Section

A few homeowners in the East section are seeing a lot of water in their crawl spaces already. The Board is fine with GTPM contacting Jorgensen to see if there is a leak in the main.

e) 3 Year Contract with GTPM

The Board agreed to sign a 3 year contract with GTPM with the following agreement: If the contract is terminated by Melody Ranch HOA Board for no cause, then Melody is to pay GTPM 5% of the remainder of the contract.

f) Ponds

The ponds had their first treatment by Mountain Town Maintenance. JP requested to have the irrigation ditches shut down until the end of May. He would like the chemicals to remain in the ponds.

6) Violations

i) Violation Log

The Board reviewed the violation log

7) Old Business

a) ISD

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

b) Post Office Boxes

The Board would like to get a couple bids for landscaping around the mailboxes to soften the looks. The Board agreed to spend \$500 for landscaping on Melody Ranch Dr. and \$1,500 for landscaping on Melody Creek Ln. GTPM will get the landscape bids for the Board to choose from via email.

c) Audit on HOA

Tabled until Transition

d) Transition Issues

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

e) Park

The Park may start construction this fall.

f) Fences

David Quinn needs to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property. Dave Quinn stated that Tim Dykema has agreed to meet with Dave Larson.

g) Water Engineering Services

Jorgensen is working on this.

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson and Sean O'Malley to proceed.

i) Water Rights

Tabled

8) New Business

9) Adjournment @ 6:33