

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 18, 2014, 4:30 pm

MINUTES

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Alan Nevius

Bob Hammond

GTPM:

Demerie Northrop

Tina Korpi

Rob Bacani

Absent: Kristine O'Brien

GUESTS:

Bo Miller

1) Homeowners & Guest Time –

Bo Miller addressed the board and answered questions regarding his interest for the open board seat. As a resident of Jackson since 1993 and working in the school district for many years, he is entrenched in the community and is excited to bring his experience to the board.

2) Decision Regarding Available Board Seat

Bob moved to have Bo Miller fill Mark Heineken's remaining term (expiring in 2017). Alan seconded the motion. All voted in favor.

3) Approval of Tuesday, October 21, 2014 Minutes

Bob moved to approve the minutes. Alan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Bob moved to have a lien filed on the most delinquent owner (as all other methods of collecting have been exhausted without a response). Alan seconded the motion. All voted in favor.

ii) Financial Review – October 2014

Going forward, GTPM will send financials to the treasurer on the Tuesday prior to the meeting. The full board will receive financials with the rest of the meeting packet on the Friday prior to the meeting to review.

The board would like the accounting to go back to accrual. Tina explained that this cannot happen until the end of the budget year.

The water charges will no longer be seen on the HOA financials as it is an ISD expense and income. The ISD will soon be billing homeowners directly for water use and charges.

Legal expenses exceeded the budget this year and Nicole Krieger has offered her services pro-bono to represent the HOA at the upcoming Seherr-Thoss remand hearing.

5) GTPM

As an update, GTPM has been visiting with Flo Phillips concerning their shrub debris in the ditch behind her house. They were actively cleaning that out. GTPM will make sure the ditch is clear of the willow remnants in the spring before the water is turned on in the ditches.

6) Violations - Violation Log

Bob explained the violation process to Bo.

There are no outstanding or serious violations to note.

7) Old Business

a) Ski Track – Progress on building culverts

The new culverts are installed and Alan has been working with the ski track groomer, Lee Buschong about the track. The start of the path will be to the east of the old sales office and will loop north around ponds four and seven and back around. The board would like to have signs made to remind people of trail etiquette i.e. not to walk on the ski track and to clean up after their pets.

8) New Business

a) Review of legal expenditures

Legal expenses exceeded the budget by just over \$16,000 this year. There were several issues that required legal intervention throughout the year and the board gleaned a few lessons on the use and time of the HOA's attorneys.

b) 2015 Draft Budget Review

In looking at the budget, there were some unique events and lessons learned. The expense of the engineering costs was unexpected. It was from bills that had accrued during 2012 and 2013. The other large variance was from the legal expenses. There are no large capital projects expected in 2015 and the board would like to try not to raise homeowners' dues in 2015. The goal is to trim spending, have a balanced budget that directs \$15,000 back into our reserves.

~ The board would like to invite JP from Mountain Town Maintenance to discuss reducing the amount of pond treatments as well as Damien from Wyoming Landscape and someone from Teton County Weed and Pest to discuss the amount of noxious weed treatments and fall mowing that are necessary in the open space of Melody Ranch.

~ Rich Bloom's current board seat expires in 2016. However, he will be stepping down from the board effective the end of December. We will make this announcement in the newsletter and ask interested candidates to the next board meeting.

9) Adjournment 5:55