

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, February 16th, 4:30 pm

MINUTES

CALL TO ORDER: 4:34

Board Members Present:

Todd Ellingson
Jonathan Robinson
Bo Miller
Flo Phillips
Alan Nevius

GTPM:

Tina Korpi
Demerie Northrop

GUESTS:

Rich Bloom

1) Homeowners & Guest Time

Rich Bloom wanted to request that after the HOA attorney speaks at the annual meeting and gives her legal report that he be allowed time to respond through his attorney.

2) Executive Session

The board entered an executive session at 4:37 and adjourned at 5:16

3) Approval of Thursday, January 21st, 4:30 Minutes

Todd moved to approve the minutes as amended. Alan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Demerie reviewed the delinquent accounts. An agreement has been made and adhered to concerning the most past due account.

ii) Financial Review – January 2015

As a follow up to last month's discussion about the overage in weed spraying for 2015 GTPM revisited the invoices and meeting minutes. There were two additional sprayings over the course of the summer due to excessive dandelions and late blooming noxious weeds. This was authorized by the board once it was brought to their attention by Wyoming Landscape and homeowner complaints.

5) GTPM

GTPM received the estimate from JP at Mountain Town Maintenance for pond maintenance. Jonathan would like to speak to JP and see what he does in the ponds and if there is any overlap with the recommendations from Biota.

6) Violations - Violation Log

There were two homeowners that received fines for violations last month. However, one of them did not receive the warning letters (they were all returned from the post office as undeliverable). The board will waive the fine and start fresh with the violations for that owner.

7) Old Business

a) Pond Assessment Review

Jonathan has written the summary for owners and included it in the president's report that was sent with the annual meeting packet. He will talk to JP about the Biota report and review the contract. A survey will be written after the annual meeting and circulated to the homeowners in May with regard to the improvement projects the board has considered over the past year. It will ask homeowners to rank the projects by priority.

b) Entry Signs to Melody Ranch Discussion

The ISD is willing to allow the HOA to install signs at the entries to Melody Ranch at the expense of the HOA for the signs, installation and maintenance. Jonathan will discuss this with the ISD in more detail.

8) New Business

a) Annual Meeting Discussion

Reviewed the agenda and who will be discussing the various agenda items. Bo is the Secretary, not Todd. GTPM will make that correction prior to making the meeting packets. 10 color copies of the Biota report will be made available at the annual meeting for those owners interested in seeing it.

9) Adjournment 5:50