

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 19, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:47

Board Members Present:

Flo McCall

Jonathan Robinson

Todd Ellingson

Michael Gersack

GTPM:

Tina Korpi

Demerie Edington, by phone

GUEST:

Brian Remlinger, Alder Environmental Consulting

1) Homeowners & Guest Time

Brian Remlinger addressed the board to gain support and funding regarding the Flat Creek flood plan. He was approached by Wyoming Game and Fish to design and implement the remapping of the Flat Creek flood plan. This affects numerous landowners south of town including about 8 homeowners in Melody Ranch. He is working with the county and FEMA to address the "unrealistic" flood map that was created in 1984. In changing this mapping, it would benefit the affected landowners. Mr. Lockhart is supportive of the efforts but wants other owners to be involved in the work as well which would be done in several phases. The board would like to share the information provided with the Melody owners that are in the flood plan, advise them that a process is being discussed and help facilitate their participation with this work. GTPM will draft a letter to send them for board review and approval.

2) Executive Session

No executive session was called.

3) Approval of October 15, 2019 board minutes

Jonathan moved to approve the minutes as edited. Todd seconded the motion. All voted in favor.

4) ARC

a) Jenkins, 4375 Melody Ranch Dr., Control Fence

The DRC reviewed this fence and would recommend approval, provided the owner verified the property lines. Todd moved to approve the fence request. Flo seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are no excessive delinquents to note this month.

ii) Financial Review

The board had some questions about what makes up the miscellaneous income. Rob will look into the specifics of that and advise the board about it. Everything else is looking good. The board wants to make sure the work done around the sales office in advance of and following its move is coded to the correct account in the maintenance reserve category. The operating account has \$121,732 as a balance and the reserve account has \$206,128 currently. The board would like to get information to start planning the upcoming budget in time for the next meeting.

6) GTPM

There was nothing brought to GTPM for discussion or review at this meeting.

7) Old Business

a) Pond Task Force update

There is nothing new reported by the committee currently. The board would like to have an idea of a budget amount for pond work in the coming month to consider for 2020.

b) Sales Office Task Force update

The sales office is in the process of being moved this week. Evergreen Tree came out and prepped some of the area for the move by trimming a few trees. Fish Creek Excavation will come in after the building has been transported to work on cleaning up the area to help begin the reclamation process.

8) New Business

a) Gift for Volunteers

The board would like to purchase a gift for the volunteers on the pond and sales office task forces as well as the Landscape Review Committee. Five gift certificates will be purchased from the Fine Dining Group for these volunteers.

b) Annual Meeting Date

The annual meeting will be held on Monday, March 9th at 5:30. GTPM will secure the meeting location.

9) Adjournment 9:54