

Melody Ranch Homeowner Association

P.O. Box 4337
Jackson WY 83001
Grand Teton Property Management
307-733-0205 Fax 307-733-9033

Annual Members Meeting
March 2, 2009
7:00 PM
Community Bible Church

1. Attendance

Bob Hammond
Melissa & David Kaufman
Craig & Jeni Swink
Warren & Sue Myers
Brett Kroger
Hank & Kathy McCurdy
Robyn McCain
Lenor Taggart
Kathy Wipfler
Holly Balogh
Bruce Roesenberg

Nancy Martino
Chris Erickson
Kurt Anselmi
Diane Mahin
Christina Feuz
Rich & Becky Bloom
Mike May
Jim Vito
Jim Hobson
Kevin Olson
Robert Wikoff

Represented by Proxy

Karen Van Norman
Marvin & Julia Heileson
Kim Daraie
A. Rodgers Everett Revocable Trust

Lance Windey
Stuart and Suzie Palmer
Mark and Elizabeth Heineken

2. Determination of Quorum

With 35 out of 306 represented either in person or by proxy it was not determined if there was a quorum. (After the meeting it was determined there was a quorum.)

3. Financial Report

Discussions and Explanations on the 2008 Financials and Proposed Budget

Board Member Brett Kroger reviewed the financials with all present pointing out a \$10 per month increase in homeowner's due beginning April 1, 2009. The increase will be deposited into the capital reserve account. There will be a 10 cent increase per MG (1000 gallons) on the water bill. Brett stated that the budget is ratified unless 2/3rds of the homeowners vote against the budget. See enclosed budget. Many homeowners asked questions regarding the 2009 Budget.

4. Election of Directors

Brett Kroger nominated David Kaufman to run a second term. Kurt Anselmi seconds the motion. Motion passed.

Kurt Anselmi announced he was going to resign from the Board of Directors with one year remaining of his term.

Rich Bloom and Holly Balogh are interested in taking over Kurt Anselmi's position on the board. The board will appoint a replacement.

5. HOA 2008 Projects

a. Irrigation System - Not discussed

b. Transition Committee Formation and Mission - Not discussed

c. Pond Work - We out sourced the pond work last year and we were disappointed with the outcome.

d. Speed Bumps - Work has been completed on speed bumps and will be continued as needed. No additional speed bumps are planned at this time. A request was made by Mike May to consider adding a speed bump in the Polo Pony area.

e. Outside maintenance update on transition work by Nelson Engineering - Dave Default with Nelson Engineering discussed with all homeowners in attendance the scope and status of work being done. Due to the lack of information received from the Developer the report is not complete. Dave stated that once the information is received Nelson Engineering will be completing a report based on the information and inspections as to the state of the infrastructure.

6. HOA 2009 Transition Work

a. New Property Management Company: Grand Teton Property Management - Dave Kaufman introduced Tina Korpi and Robbi McCain with Grand Teton Property Management. Beginning March 1, 2009 Grand Teton Property Management will be managing Melody Ranch Homeowner Association. Tina introduced her staff and reviewed the scope of work they will do for Melody Ranch. Grand Teton Property Management will be completing both financial and administrative responsibilities such as accounts payable and accounts receivable, organizing and attending all Board of Director Meetings, and HOA meetings. Creating and sending all Homeowner correspondence. Serve as a liaison for the Board of Directors and Homeowners. Work to enforce CC&R Regulations, and administer day to day needs and respond to emergency situations.

b. Hiring of an HOA Maintenance Employee vs. Contract Labor

The board is considering several options. The first option is to hire someone to complete the work needed during the summer for maintenance or the irrigation system, lawn mowing, and snow removal. The association could hire someone with or without equipment. Therefore, the cost of equipment needed and storage

of equipment may or may not be a cost to the Homeowner Association. The other option is to continue to contract out the work needed in the neighborhood. The board currently has an ad in the paper to solicit applications for a full time maintenance position.

7. Question and Answer

Comments:

Nancy Martino thought we should have new signs made during the transition. Others agreed.

Robert Wikoff asked about a playground/swing set in the open space on Chickadee Circle. It was noted that this could be a liability for the HOA. Teton County Parks & Rec still has a park slated to be put into Melody Ranch. Comments from Melody Ranch homeowners to the Teton County Park & Rec is encouraged at this point to get the park built.

Holly Balogh discussed issues with the dogs – pooping and chasing wildlife. She mentioned getting a mutt mitt station. Dave indicated that the pathways throughout Melody Ranch are county pathways. The Board with the help of GTPM will contact Paws of Jackson Hole to discuss adding the stations.

Please remember to drive slowly through the subdivision.

8. Adjournment - Meeting was adjourned at 9:17 p.m.