

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, April 23, 2013 at 5:00 pm – Wells Fargo

Minutes

CALL TO ORDER: 5:00

Present:

Larry Pardee

Brett Kroger

Bob Hammond

Rich Bloom

Nicole Krieger, Attorney for ISD

Paul D'Amours, Attorney for HOA

Tina Korpi, GTPM

1) Homeowners & Guest Time –

None

2) Approval of January 29, 2013 Minutes

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

3) Approval of March 5, 2013 Minutes

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

4) Report of Treasurer

a) Financial Review

All present discussed the financial draft that Rob and Tina prepared. Rich asked that Brett work on a budget for the ISD that could be submitted to Teton County so that it could be included with property taxes. The deadline for submission of a budget is July 22, 2013 (the 4th Monday in July).

5) Old Business:

a) 3rd Well

The next hearing concerning the third well is scheduled on May 21, 2013. There was discussion regarding the 3rd well and if the HOA/ISD should move forward

with a hearing to contest the position taken by Teton County. After a lot of discussion, the ISD board directed Nicole to do some more work regarding the fact finding to establish what type of testimony you have, as well as the type of argument, and how strong the case is in an effort to understand the most likely outcome of a hearing.

b) Rules & Regs

Discussed the clarification of responsibility on the water lines was helpful with the rules and regulations. The sewer point delineation may be problematic. Want to keep it as clear and simple as possible – determine who is responsible for repairs or problems. We will need to image the sewer lines to see if there are tree roots that may need to be controlled. Concerning the curb stops, homeowners will own the water lines from their curb stop to the home. The ISD will own the water lines to the curb stop. Right to go on property to conduct leak testing – curb stops must be visible and accessible.

c) Insurance discussion

Tina reviewed the insurance information with all board members present pointing out that the cost is \$500 per year which covers general liability, and director and officer's coverage. Deductible is \$250 the first year and \$500 in the years that follow -- although the \$250 will be prorated this year. Tina noted that this policy does not extend to anyone who is not an employee of Melody Ranch ISD. The board directed Tina to get insurance immediately.

d) RFP (Request for Proposal)

Table this issue until the transfer happens and everything is turned over.

6) New Business

a) Financial Transition

Aim to have everything turned over by July 1 so we can submit the budget and lot information to the assessor by the 4th Monday in July.

b) Water Report from Jorgensen

Post on website. Notify homeowners on the May monthly statement to go to website to see this water report that indicated that certain water testing was not done in 2012. Larry will write a memo/summary with Rich as the President's of the 2 boards explaining water test.

7) Adjournment

Next meeting will be held May 29, 2013 at 5:00 at Wells Fargo