

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Thursday, January 21<sup>st</sup>, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:32

**Board Members Present:**

Todd Ellingson

Jonathan Robinson, by phone

Bo Miller

Flo Phillips

Alan Nevius

**GTPM:**

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time

None

2) Executive Session

The board entered an executive session at 4:32 and adjourned at 4:33

3) Approval of Tuesday, December 15, 2015 Minutes

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

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Reviewed the delinquent list and discussed active accounts.

ii) Financial Review – January 2015

The weed spraying line item exceeded the budget. GTPM will look into the billing and compare to the account coding.

iii) 2016 Budget review

Reviewed the budget that Todd worked on and reviewed the landscaping line items. The board will leave the open space mowing in the budget in the entire amount even though there are questions about whether the open space will be mowed or not. Alan would like to increase the ski track grooming to \$5,000 as the schedule will be more regular this season. Flo moved to approve the budget with the increased grooming line item. Bo seconded the motion and all voted in favor.

5) GTPM

~ A homeowner requested that the ski track conditions be posted daily on the website. The board discussed this and decided against this.

~ GTPM followed up with Evergreen Tree Care regarding the necessity of watering the mature trees. They will be sure the water lines are all repaired and operational but will only water as the weather or new plantings necessitate.

6) Violations - Violation Log  
Reviewed the violation list.

7) Old Business

a) Pond Assessment Review

Alan and Jonathan met in December to review the pond work. They are working on a summary to present to the homeowners at the annual meeting. With nothing new to discuss, this business was tabled until February.

b) Entry Signs to Melody Ranch Discussion

This project will need to be done by the ISD as they have the jurisdiction/ownership of the sign locations (road lots). It will be on the upcoming ISD agenda to consider.

c) Playground

Todd spoke to a few owners about the possibility of installing a playground in the Chickadee Park area. The people he spoke to were divided on whether to put in a play set or not. A survey may need to be sent to homeowners to get a more accurate idea of what/if anything to do.

8) New Business

a) Annual Meeting Discussion

Add a "Legal Update" to the annual meeting agenda.

Do not include the Rules and Regulations in the meeting packet being mailed to owners, reference that they are available in the intro letter that is sent with the packet.

~ The board discussed the bank accounts and the excessive fees currently being charged. Bo moved to start the process of moving the bank accounts from Wells Fargo to Bank of Jackson Hole in order to save on fees, working within FDIC limits. Alan seconded the motion. All voted in favor with Todd abstaining from the vote.

9) Adjournment 5:24