

The Meadows at Melody Ranch
Homeowner's Association

Board of Director's Meeting
Tuesday April 21st, 2009, 5:00 pm
Minutes

CALL TO ORDER @ 5:14 pm

Board Members Present:

David Quinn
Bob Hammond
Brett Kroger
David Kaufman
Rich Bloom

Others:

Robbi McCain – GTPM
Tina Korpi – GTPM
Cynthia Wiley – GTPM
Mary O'Bringer – OK Rentals
Gil Denis – President Townhomes
Lenor Taggart - Homeowner
JR Berezay - Homeowner

1) Homeowners' Time – Letters from Homeowners

- a) Fix 1st speed bump. Yes we can however Evans' Construction won't be making asphalt until the middle of May. We also discussed putting a speed bump in on Polo Pony. There's also a pot hole on the intersection of Sandy Creek Lane and Melody Creek Lane. GTPM will write down a list of roads that either needs to be sealed or fixed. GTPM will contact the homeowner and let them know we will get it fixed.
- b) Pond east of MR1-026. The ponds have had a muskrat problem. The board agreed with the homeowners. Until the pond is fixed, there is no reason to fill it with water. The ponds will fill with ground water. Also basements will flood with the increase of ground water levels. GTPM will write a letter to the homeowners.
- c) Snow Plow Damage. The cost is \$23.00. The first 3 feet of the property is part of the easement. Brett suggests that GTPM sends a copy to Nick (Wyoming Landscaping) for them to take care of.
- d) Stakes – Contact Wyoming Landscaping to remove the stakes. It was part of the contract.
- e) Street Sweeping - Tim Hoffland didn't submit a bid. GTPM will contact Wyoming Landscaping to sweep the streets.
- f) Water Testing. GTPM contacted Jorgensen to get the information the homeowner requested.
- h) Standing Water. We are holding on to the homeowner's landscape deposit. The county approves the grading. The homeowner will have to contact the County Planning Department.

2) Melody Ranch Townhomes

- a) Through the budget review last year the maintenance cost for the townhomes were a ball park estimate \$7,600 - \$7,900 versus the \$8,200 - \$8,400 collected in dues. After the landscaping and maintenance was paid for, it only left about \$150-\$200. The HOA will no longer pay for the

landscape at the Townhomes. Melody Ranch will still be irrigating. There's about 2 acres that need to be maintained. The only change will be is the HOA will stop mowing, weeding, and fertilizing and the Townhomes can take care of it however they want. Melody Ranch will let the Townhomes know who Melody contracts out to do the landscaping for the subdivisions.

3) Landscape Review Committee

- a) Lenor Taggart & JR Berezay will sit on the Landscape Review Committee. Grand Teton Property Management will contact Lenor and JR when homeowners turn in their paperwork. David recommends going to the property when the homeowners are not home. LRC will come back to the board with a recommendation on whether or not the landscape is approved. Bob said he would go out with JR & Lenor the first time around. The landscape review committee will meet the second week of every month.
- b) Financial Review: A spreadsheet of who has been paid and who still has a landscape deposit. The deposit stays with the lot not the owner. GTPM will post a copy of who still has a deposit on the Melody Ranch Website. The Board would like to see the homeowners get their landscape deposit back. The board would like to see people getting fines until they get their landscape done.

4) Approval of March 23rd, 2009 Minutes

Rich Bloom made motion to approve, Brett Kroger seconded, all in favor of approving minutes.

5) Approval of March 2nd, 2009 Annual Meeting Minutes

Rich Bloom made motion to approve; Bob Hammond Seconded with the change that a quorum wasn't determined at the time of the meeting however there was a quorum.
All in favor of approving minutes.

6) Report of Officer

a) Secretary Treasurer

i) Financial Review – February 2009 from HOA QuickBooks & March 2009

Robbi presented the financials on a cash basis.

Rich Bloom requested another column on the spreadsheet – Percent Variance

Brett Kroger motions to approve the March year to date financial statement noting it is on a cash basis; Rich Bloom Second. All in favor.

7) Architectural Review Committee

David Kaufman makes a recommendation to approve Shawn Remis' fence; Bob Seconded. All in Favor.

8) GTPM

a) Adopt Rules & Regulations

Tina Korpi has some concerns on the rules & regulations but can't change them. The items are in your design guidelines & CC&R's. It will be up to the Board to tweak them. GTPM is keeping track of the violations but are not enforcing them until all the homeowners get a copy of the Rules & Regs. Board member would like time to go through the Rules & Regulations. Board Members will vote and ratify the Rules & Regulations via email by Friday, April 24 2009.

The Rules and Regulations were approved via email.

Bob Hammond, David Kaufman, and Rich Bloom in favor
Brett Kroger was in favor but noted that he didn't like the last minute additions.
David Quinn abstained from discussion and vote

b) Violation Fee Schedule

Violation Fee Schedule was approved via email.

Bob Hammond, David Kaufman, Rich Bloom and Brett Kroger in favor
David Quinn abstained from discussion and vote

c) Assessment Collection Policy Resolution & Letters to Homeowners

Tina Korpi explained to the Board how to adopt the Resolution. Rich Bloom had a suggestion about the net 30. Tina explained that Paul D'Amours based the resolution on Melody Ranch's covenants. Bob Hammond had one change on Exhibit "B". It should read monthly basis instead of daily basis. With the policy in place it put us in a better place. Tina would like to send a packet to the homeowners with the Collection Policy and Rules & Regulations. We would also place them on the website.

Rich Bloom moves to approve the Assessment Collection Policy Resolution

Discussion on the change of Exhibit "B"

Brett Kroger Seconded. Motion so moved

d) Storage Space:

David Quinn needs to find the gate. GTPM will buy a combo lock and write a letter to all homeowners letting them know the gate will be up on May 15. We will also give out the combination lock in the letter.

8) Violations

GTPM has been doing bi-weekly drive through. GTPM will start sending letters out on May 1st, 2009.

9) Old Business

a) Lower Valley Energy Bills: The LVE bills belonged to the HOA.

b) Nelson: Transition Issues

David Kaufman, David Quinn, David Larson, Tina Korpi, Thomas Kirsten, Larry Pardee, and Francisca all met. There was some discussion about what was considered industry standards. The bottom line is, there is no as constructed plans for the development. The best we can do is get the original development plans which David Quinn has.

c) Housing Trust: Agreement Notebook w/ MRDC

Regarding the black notebook. This does tie in the tap fees. David Larson's last letter to us said the tap fees were not going to get paid until the HOA board signs off on an agreement.

Lauri found the black book in the office last week. The Board will get a copy. It might not have everything in there that the board is looking for.

David Kaufman: I sent an email to Anne Hayden allowing her to disclose any information on Melody to Tina. GTPM will contact Anne Hayden. We can obtain anything we need that we lack in the notebook from the housing trust.

David Quinn will contact David Larson to get the paperwork going. If the Board hasn't heard anything from David Larson in 2 weeks, the Board will get Paul D'Amours to write a letter.

10) New Business

a) Maintenance Contracts

It was agreed upon that GTPM will pick up trash at Melody. GTPM will use two college students at a discounted price.

Wyoming Landscape picked up the stakes.

Irrigation System: David Quinn said the Development Company has a manual, but it needs some work. David is not ready to turn the irrigation system over yet. David will go through each zone and fire it up with whomever you hire down the road.

The Board discussed the different bids.

Rich Bloom made a motion to go with Evergreen Tree Care. Brett Kroger seconded, all in favor to hire Evergreen Tree Care, Inc.

Brett Kroger, David Quinn, David Kaufman, and Rich Bloom voted to hire Wyoming Landscape (excluding the trees). Bob Hammond Opposed.

GTPM needs to check with Wyoming Landscape on the noxious weed spraying...see if there is any reimbursement.

GTPM will type up contracts for both Wyoming Landscape and Evergreen Tree Care. Rich will provide GTPM with example contracts.

The Board of Directors want to know the cost before any work beyond the contract is done. GTPM will give Wyoming Landscape and Evergreen Tree Care a standard change order form.

- b) Building Removal: Timeline for rehab of open space / disposal of foundation / environmental analysis of maintenance area & fuel depot.

David Quinn has already called the utility locates this morning. As soon as I get those we are going to start tearing out the concrete. Rich bloom suggested the HOA get a Phase I Environmental Review before we accept the property. It will be on our dime. The board agreed.

- c) Signs for dogs / contact paws about mutt mitt stations

David Kaufman would like signs made. The Board agreed that the common area at Chickadee circle should be a no dog park.

- 11) Adjournment @ 8:10 pm