

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Tuesday, August 17th, 2010, 5:00 pm
MINUTES

CALL TO ORDER: 5:04

Board Members Present:

Bob Hammond
David Kaufman
David Quinn
Brett Kroger
Rich Bloom

GTPM:

Tina Korpi
Cynthia Wiley
Rob Bacani

1) Homeowners & Guest Time –

a) Victoria Hess – email – Ponds

Victoria was concerned about the ponds and the cattails in the first pond on Melody Creek. The Board did not have anyone intentionally kill the cattails. The Board is going to have JP Huser look at all the ponds throughout Melody and give feedback to the board on the condition. The Board would also like a bid for annual pond maintenance.

b) Denny Saunders – Roof Replacement

Brett Kroger moves to allow Denny Saunders to have until June 30th, 2011 to get the roof replaced. If it's not done by June 30th, 2011, the Board will give him a considerable fine. Rich Bloom Seconded. All in Favor.

2) Approval of July 20th, 2010 Minutes

Rich Bloom moves to approve the minutes as amended. Brett Kroger seconded. All in Favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – July 2010

Rob reviewed the financials with the board.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. George & Heather Nykun's lot (Lot 179) has gone to sheriff's deed. The Nykun's currently owe the HOA \$455.65. The Nykun's do not live in Teton County and Paul D'Amours reported to the board that we would need to file a claim in the county the Nykun's live in to get a judgment. Brett Kroger moves to write off the Nykun's debit of \$455.65 off of the financial statements. The Board will still pursue collection of the debt in a cost effective way, however for financial statement reporting, the debt will be charged off. Rich Bloom Seconded. All in Favor.

4) Architectural Review Committee

- 5) Landscape Review Committee
 - a) Nate Dougall – 4365 Fallen Leaf Ln. – Lot 10
The Board of Directors approves the return of the deposit.
 - b) Meredith Landino – 670 Palomino - RU2 – 84
The landscape requirements have been met, but it is a landscape/damage deposit. Tabled.
 - c) Linda Swope – 4180 Kestrel Ln – Lot 150
The Board of Directors approves the return of the deposit.
- 6) GTPM
 - a) Remove Remaining Rock Pile – Near Pump House
The Board would like GTPM to remove the rock pile.
 - b) Storage Vandalism - Need to Bring in Gravel
The Board would like GTPM to bring gravel into the storage space.
- 7) Violations
 - i) Violation Log
The Board reviewed the violation log. The Board would like letters sent out to homeowners with clovers in the yard.
 - ii) Landino – Zip Line
It's a permanent structure that should have gone through the ARC. It needs to be removed.
- 8) Old Business
 - a) ISD
Tabled
 - b) Post Office Boxes
The mailbox committee is waiting for a letter from Tammy or Enzi's office.
 - c) Audit on HOA Books
Tabled until Transition
 - d) Gate - Storage Area
David Quinn made the latch for the gate and had the doors stained. David Quinn would like for the Board to take a look at the gate and let him know if there are changes that need to be made.
 - e) Transition Issues
Dave and Paul met and the Board received a memo from Paul D'Amours. The Board would like to be in the loop on what the Developer purchases for the backup generator for the sewage pump station on Kestrel. The board would like to use natural gas. The Board would like to know the specs and run them by Nelson before the order is placed.

The third well study is done and the Board would like a copy. The Board is fine exchanging the Nelson mark up maps for the third well study. The Board would like Nelson to review the methodology.

The sewer line might be too close to the domestic well. This needs to be verified.

f) Park

GTPM has been collecting the surveys from the homeowners. GTPM will give Steve Ashworth a copy of the surveys we receive on a weekly basis.

g) Fences

Tim Dykema (Lot 63 - 1112 Melody Creek Ln) – Fence Location

James Lever (Lot 44 – 1139 Melody Creek Ln) – Fence Location

We gave the homeowners until August 31st, 2010 to either sign the license agreement or remove the fence off from the open space.

h) Water Engineering Services

Dave Kaufman emailed Larry Pardee a copy of the scope of work. He has not heard back from him.

Dave Kaufman would like to remove “Take chlorine residual measurements and maintain a chlorine residual of at least 0.3 mg/l in all areas of the distribution system” from the scope. The Board would like to get the scope out to Jorgensen and Nelson.

i) South Park Loop Developer Mitigation Money Per Keith Gingery

In holding pattern. The County knows the Boards position.

j) \$10,000 Tree Replacement Allowance

The Board gave Jim with Evergreen Tree Care the go ahead and plant tree saplings in the existing holes with a drip line near the sales office.

k) \$100,000 Chip Seal Allowance

The Board is uncomfortable with the lack of warranty due to the lateness in the year. The Board would like to get an additional bid. The Board has decided to wait until 2011. The Board will also get a cost for the streets on the west side that has not been chip sealed yet.

9) New Business

a) Respond to the County pulling the \$40,000 in promised funding to repair defects in the accepted pathways
Rich Bloom will draft a letter to the County.

b) Membership Email List – Emergency Updates

GTPM has a list of homeowners email addresses. The Board will email homeowners only if there is an emergency.

10) Adjournment @ 7:15