

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Monday, December 10, 2012, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:32

Board Members Present:

Nancy Hoffman

Bob Hammond

Rich Bloom

Kristine O'Brien

Andy Salter

GTPM:

Tina Korpi

Demerie Northrop

DeNesha Anderson

Rob Bacani

1) Homeowners & Guest Time –  
None

2) Approval of November 20, 2012 Minutes

Nancy Hoffman moved to approve the minutes. The motion was seconded by Bob Hammond. All voted in favor except Andy Salter who abstained from voting since he did not attend the last meeting.

3) Report of Officer

a) November general grounds maintenance appeared high. Rob from GTPM clarified that was from fall clean up for work done by Wyoming Landscape Company (WLC). No additional work was authorized to WLC but some was to Evergreen Tree Care. Since we have a contract with WLC and a flat rate, GTPM will cross reference the bills and paid bills against the contract. Tina will also get back to the board this week once the bills are revisited on what – and who – the work was for.

b) DeNesha from GTPM reported that she has been diligent in her contact with those maintaining delinquent accounts. Several are just behind on their water usage. She will send a letter to the Scott's notifying them that a lien will be filed. In consideration of Knauss, the board also asked DeNesha to inquire with the attorney as to whether a lien can be placed on other properties and additionally if a lien needs to be re-filed in the case of one that is over a year old.

4) GTPM

The issue of speeding through the neighborhood has been raised once again with GTPM by a few homeowners. The board does not want additional speed limit signs up all over the neighborhood, but would like another reminder in the newsletter.

GTPM will work with Jeff at Wyoming Landscape to get the correct bid for the drainage issue by the first speed bump.

GTPM will have clarifying language regarding yard signs for the board to review at the next meeting.

There has been one new complaint regarding the snow removal process with humps in front of driveways. GTPM will once again place verbiage in the newsletter about homeowner's responsibilities concerning their own snow removal.

5) Violations - Violation Log

There has been no response from the Walls concerning the fines they have received for not having their kayaks put away. The board has requested a letter be sent to the Dawson's concerning their trampoline in the common area. With the amount of violations of grills on front decks, we will add something in the newsletter about that rule as a reminder to homeowners.

6) Old Business

There was discussion concerning seed money for the ISD from the HOA. If the ISD pays for equipment (specifically the grinder) they will be tax exempt, saving the HOA/ISD a great deal of money. Bob Hammond moved that the Melody Ranch HOA transfer \$50,000 from the reserve money market account currently held at the Bank of Jackson Hole to the ISD to open an account. Nancy Hoffman seconded the motion. All voted in favor.

Concerning the sewer issues, the board is entitled to all documents, bills, reports etc. from the developer controlled operator (Jorgenson Engineering) and we do not want to pay until they have all of this information, especially in light of the back-up generator having apparently failed during the July sewer spill.

The ISD would like the water usage tracked on a monthly basis.

7) New Business

- 2013 Draft Budget

The first item to address is increasing the fees in the draft budget. They would go from \$75 to \$80 per month, from \$37.50 to \$40 and from \$56.25 to \$60 for the townhomes and category 1-3 affordables – a 6.67% increase. There have been no increases to fees for four years. Then there will be an annual 3% increase to account for a cost of living adjustment. There will also be an increase in the water usage charge from \$1.25 - \$1.30 per thousand gallons – a 4% increase. Water charges for Sage Meadows and the County lots who do not pay HOA fees would go from \$1.65 to \$1.72 per 1,000 gallons – also a 4% increase.

There was discussion about whether or not the proposed 2013 budget should account for the fact that the ISD will be taking over some of the expenses in about 6 months. It is difficult to plan the budget with so many variables and unknowns concerning the ISD – especially as we are still waiting for the transfer of the sewer and water systems from the developer. It was decided to not separate the budget until more is known on how and what will be transferred to the ISD sometime in 2013..

The annual meeting will be set on Monday, March 4 at 5:30. The next board meeting will be January 15 at 4:30

8) Adjournment at 6:49