

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, February 10th, 2009, 5:00pm
MINUTES**

CALL TO ORDER at 5:00 p.m.

1. Attendees
 - David Quinn
 - Bob Hammond
 - Kurt Anselmi
 - Brett Kroger
 - David Kaufman
 - Jay Cunigan
 - Robbi McCain - GTPM

- 1) Homeowners' Time –
 - a) Homeowners have requested that pathways for cross country skiers not be plowed down to base and to keep snow on them to allow for skiing.
 - b) Homeowners ask if the RV parking issue has been addressed re: snow plowed by A spots.
 - c) Dawna Wilson suggested that new homeowners receive a Welcome packet listing board members with contact info, notice of HOA meetings, elections, minutes of meetings, website and email and emergency contact information.
 - d) Letters from homeowners or board members, outside sources.

- 2) GT Property Management will take over management as of March 1, 2009. New PO Box for HOA to be set up. Robbi McCain and Cynthia Wiley will be the primary contacts at 733-0205, email: cwiley@wyom.net.

- 3) Correction, approval, or disposition of minutes of previous meeting – January 20, 2009. Brett Kroger motioned to approve, Bob Hammond seconded, all in favor of approving minutes.

- 4) Reports of Officer
 - a) Secretary Treasurer
 - i) Financial Review – January, 2009, from HOA QuickBooks, Brett Kroger motioned to approve, David Kaufman seconded, all in favor of approving the financials.

 - ii) Aging Report – as of February 6, 2009.

- 5) Architectural Review Committee –na.

- 6) Violations – Reminder Letter Binder available in office.

- 7) Glory View. The final lot sale took place on January 23, 2009. As of February, all lots will be charged the monthly fee of \$65.

- 8) Jay Cunnigan discussed his proposal for running maintenance of HOA; board agreed to further discussion. Teton View Landscape Maintenance Budget discussed.

- 9) 2009 Budget – presentations and discussions, Bob Hammond's draft attached. Bob Hammond moved to approve budget, Brett Kroger seconded, budget approved with changes.

- 10) Annual Meeting scheduled for March 2, 2009 at the Community Bible Church – Check for \$100 donation paid. Mailing to the homeowners regarding the annual

meeting and proposed 2009 Budget scheduled for mailing by February 13, 2009.
Packet attached. Letter adjusted after meeting.