

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Tuesday, January 26th, 2010, 5:00 pm
MINUTES

CALL TO ORDER: 5:04

Board Members Present:

David Kaufman

Rich Bloom

Bob Hammond

David Quinn

GTPM:

Robbi McCain

Cynthia Wiley

Tina Korpi

1) Homeowners' Time –

a) Letter from Jim and Bobbi Moses – Dogs Roaming & Speeding Complaint

The Board understands their frustrations and tries to remind homeowner's in the monthly newsletters.

b) Letter from Sheila Poore – Parked Car

The car in question is registered and the homeowner's do drive the car. The Board agreed to remove the violation letter from their file.

c) Letter from Bill & Becky Tucker – Barking Dogs

The Board voted to send a letter to the Tuckers stating that they were not singled out for their dogs. When a dog complaint is submitted, the HOA is obligated to send a notice to the homeowner. This is one of the most effective ways of controlling the dog problem in Melody Ranch.

d) Letter from Alex Maher - Barking Dogs

The Board voted to send a letter to Mr. Maher stating they appreciated his efforts but the violation letter still stands. When a dog complaint is submitted, the HOA is obligated to send a notice to the homeowner. This is one of the most effective ways of controlling the dog problem in Melody Ranch.

2) Approval of December 15th, 2009 Minutes

Rich Bloom moves to approve the minutes. David Kaufman seconded. All in favor.

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – December 2009

Robbi reviewed the financials with the board.

ii) 2010 Proposed Budget

The Board discussed the 2010 proposed budget

iii) Aged Delinquency Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

5) GTPM

a) Update on Sandy Creek Damage

The Van Company sent a check for the first part of the damage.

b) Towing Sign on Storage Gate

The Board would like for GTPM to post towing signs on the storage gates.

c) Email Addresses

GTPM is working on gathering all homeowner's email addresses.

6) Violations

The Board reviewed the violation log.

7) Old Business

a) Tree Bid – Evergreen Tree Care

Rich Bloom approves to award the tree contract bid based on \$15,695.45 to Jim Stafford with Evergreen Tree Care. David Quinn second. All in favor.

b) Website Layout

David Quinn noted Tracy is using artwork that belongs to the development company. The board would like Tracy to remove the artwork and will replace it with a photo this summer.

c) Flat Creek Flooding

If Flat Creek does flood, Grand Teton Property Management will contact David Quinn.

d) ISD

The Board is still waiting to hear back from Paul D'Amours.

e) Post Office Boxes

Rich Bloom met with Tammy, the Post Master. At this point Rich is ready to meet with the committee to discuss the policies and location. Once the mail boxes are set up in Melody, homeowner's who want to use the Post Office will have to start paying for their boxes.

f) Townhomes

Waiting until spring to discuss.

g) Audit on HOA Books

Deferred until Brett Kroger and David Kaufman are present.

h) Gate - Storage Area

Bob Hammond still needs to get the punch list to David Quinn.

i) Nelson: Transition Issues

Rich Bloom noted that the Board will get a final draft report by Friday, January, 29th, 2010.

j) Reclamation efforts of office area

Waiting until spring to resume.

k) Tap Fee Plus Interest

The Board just received the new release that Dave Larson sent to Paul D'Amours. The Board needs to review the release and give Paul D'Amours any feedback.

l) Landscape Easement

Paul D'Amours sent an email to the Board stating it was Melody Ranches responsibility to take care of the trees on the landscape easement.

m) Park

Rich Bloom and David Kaufman will meet with Steve Foster, Steve Ashworth and Andy Schwartz. Rich Bloom would like to follow up with the letter that was sent.

n) Fences

It was noted that lot 70 has landscaping on the open space. The Board is now aware of all homeowner's who either have fences on the open space, maintaining the open space or has landscaping on the open space. The Board will work with GTPM on getting letters sent out to all homeowner's who are in violation.

8) New Business

a) Water Charge – Base Charge Fee

The Board did not want to have a base charge on the water.

b) Storage – Rates

The Board was not in favor of raising the storage rates.

c) Homeowner's Shoveling Snow in Street

This could be a hazard to other homeowner's. It was noted that lots 108 & 156 are shoveling their snow into the street. GTPM will send letters to these homeowner's.

d) Annual Meeting Agenda

Rich Bloom made two changes to the agenda.

9) Adjournment @ 7:28