

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, March 15th, 2011, 5:00 pm
MINUTES

CALL TO ORDER: 5:12

Board Members Present:

Rich Bloom

Brett Kroger

David Quinn

Bob Hammond

David Kaufman

GTPM:

Cynthia Wiley

Rob Bacani

Tina Korpi

1) Homeowners & Guest Time –

2) Approval of February 15th, 2011 Minutes

Rich Bloom moves to approve the minutes as amended. Brett seconded. Bob Hammond & David Kaufman
Abstain

3) Report of Officer

a) Secretary Treasurer

i) Financial Review – February 2011

Rob reviewed the financials with the board. Brett Kroger transferred money between Rocky Mountain Bank accounts.

ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

4) Architectural Review Committee

Rich Bloom would like a letter sent to the County in regards to the Park bathroom.

5) GTPM

a) Insurance - Tina Korpi would like to rebid the insurance once the transition is finalized. David Quinn will give Tina a copy of the existing insurance.

b) 3 Year Contract – Tina checked in with the signing of the contract. Tina will check with Paul D'Amours on the exit clause.

6) Violations

i) Violation Log

The Board reviewed the violation log.

7) Old Business

a) ISD

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

b) Post Office Boxes

The Board would like bids for the pullouts and concrete from Westwood Curtis, Evans, and Yellow Iron.

c) Audit on HOA Books

Tabled until Transition

d) Transition Issues

Transition items were discussed with David Quinn (Developer Representative). Rich Bloom is keeping a list of outstanding items.

e) Park

See ARC Above.

f) Fences

David Quinn needs to sign and notarize the agreement. Once signed, Paul D'Amours will record it on the property.

Dave Larson needs to write a letter to Tim Dykema. If he doesn't sign the license agreement, the fence will come down. David Quinn will follow up with Dave Larson.

g) Water Engineering Services

Jorgensen is working on this. Larry Pardee will be sitting in on the meeting.

h) South Park Loop Developer Mitigation Money Per Keith Gingery

Waiting for Dave Larson and Sean O'Malley to proceed.

i) Ponds

Rich Bloom moves to approve the bid from Mountain Town Maintenance, LLC. Brett Kroger Seconded. All in favor.

j) Water Rights

John Batson will get in touch with Francesca Paolucci-Rice to discuss water rights.

k) Chip Seal

Prices for the chip seal have gone up to \$3.70 a square yard. Dave Kaufman stated it will cost \$202,000 to do the entire subdivision.

8) New Business

a) Election of Officers

David Kaufman moved to nominate Rich Bloom-President, Bob Hammond-Vice President, Brett Kroger-Treasurer, and David Quinn – Secretary. All in Favor.

b) 2011 Scope of Work

Brett Kroger moved to approve the 2011 Scope of Work. Rich Bloom Seconded. All in Favor. The Board would like Wyoming Landscape Company to bid the scope of work for 1 year and 3 year.

9) Adjournment @ 6:39