

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, May 20 2008, 6:00pm
MINUTES**

Call to Order: Dave Kaufman called this meeting to order at 6:00pm

Attendees:

David Kaufman

David Quinn

Kurt Anselmi

Bob Hammond

Maintenance: Jay Cunagin

Homeowners: Matt Somers

Peter Rork's Architect: Philip

Lauri Harris

- 1) Homeowners' Time –
 - a.) Michelle Linville – Letter to change stand on Town Home entrances. The Board voted to send a letter to all Town Home Homeowners regarding altering any exterior portions of town homes taking into consideration the Town Home Association's long term maintenance responsibility (i.e. paying for upkeep of roofing, painting, etc.). At such time when a response is generated by each Town Home member, a final decision will be made.
 - b.) Frank Lyons – regarding notices and fines. The Board voted to send a letter to Frank stating that they are considering his request; however, would like to invite Frank to attend the next board meeting to discuss further. The Board appreciates his letter.
- 2) Correction, approval, or disposition of minutes of previous meeting – April 15, 2008. DK makes motion to approve with changes, Kurt seconds, all in favor.
- 3) Reports of Officers
 - a) Secretary Treasurer
 - i) Financial Review – January and February 2008 was tabled at last meeting. March & April Financials. Tabled until Brett Reviews. Brett made motion to approve via email, DQ seconded, none opposed.
 - ii) Paul D' Amours recent bill for review. Kurt made motion to approve, Bob seconded, all in favor.
 - iii) Aging Report – as of May 16, 2008.
- 4) Architectural Review Committee
 - a) Lot 8 – final submission. The Board reviewed the final plans for the Lot 8 addition and approved the plans subject to submitting (2) additional copies, a check for \$1000, and notice that an additional \$1500 may be required if complaints and damages intensify.
 - b) Matt Somers – Discussion regarding water heat collector panels. Matt Somers attended to talk about the solar hot water heat collectors he would like to install on (2) speck homes. The Board is concerned that once installed, they will be more reflective than

- predicted. Bob agreed to look at the manufacturers tables for reflectivity. Matt will try to contact immediate neighbors for their input.
- c) (3) Dog/ control fence reviews.
 - i) McNichols, Lot 174, 4330 Balsam Lane, Board Approved subject to submitting a more detailed site plan.
 - ii) Gersack, Lot 125, 4225 Balsam Lane, Board Approved
 - iii) Cluskey, Lot 175, 4315 Balsam Lane, Board Approved
 - 5) Violations – Reminder Letter Binder available in office. Bob suggested a report in addition to the binder be available at each Board meeting.
 - 6) Landscaping/mowing bid discussion. The Board contacted 13 companies, 5 were interested, 3 showed up, 2 submitted bids. WY LS Contractors and Jackson Hole Landscaping submitted bids. DK and DQ will talk further about these bids and compare to what the MRD is able to propose.
 - 7) Board request for maintenance
 - a) No trespassing signage and maintenance for utility area up on Sage Meadows Drive. DK made motion to approve funds for maintenance of this enclosure, Kurt seconded, all in favor.
 - b) Bus entrances widened for bus turn radius. Ed Ahlum (Teton County School Bus Supervisor) contacted DK and requested moving the boulders or adding more pavement to the entrances to allow for wide bus turns. DQ suggested Ed Ahlum call him and discuss these solutions.
 - 8) Board Meeting Adjournment: 7:15pm

