

*The Meadows at Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday May 19<sup>th</sup>, 2009, 5:00 pm  
Minutes

CALL TO ORDER @ 5:11

Board Members Present:

David Quinn  
Rich Bloom  
David Kaufman

Others:

Robbi McCain – GTPM  
Tina Korpi – GTPM  
Cynthia Wiley – GTPM

- 1) Homeowners' Time –
  - a) Sarah & Tait Graham – 4400 Melody Ranch Dr. – Fines  
The Board of Directors waived \$400 of the Graham's violation fines. They were never sent a warning letter.
  - b) Sue Dennis – 4465 Melody Ranch Dr. – Rule Change (Clothes Lines & Solar Panels)  
Clothes lines can be erected behind privacy fence. Non-reflective solar panels are fine to have on your home.
  - c) Letters from Homeowners  
With numerous requests from homeowners, the board has approved speed bumps on Sandy Creek and Polo Pony.
- 2) Approval of April 21<sup>st</sup>, 2009 Minutes  
Via email: Rich Bloom made motion to approve, David Kaufman seconded, all in favor of approving minutes.
- 3) Report of Officer
  - a) Secretary Treasurer
    - i) Financial Review – April 2009  
Rich Bloom made motion to approve, David Quinn seconded, all in favor of approving minutes
- 4) Architectural Review Committee
  - a) Byron Stain – 1104 Melody Creek Lane – RU1 - 065
  - b) Swink Fencing – 4227 Melody Ranch Dr. – RU2-092
  - c) Webster Fencing – 786 Morgan Lane – RU2 – 125
  - d) Knapp Landscaping - 4350 Balsam Lane - RU1 – 178
  - e) Wilcox Landscaping – 4145 Sandy Creek Lane – RU1 – 079
  - f) Sampson Patio – 4285 Polo Pony - RU1 - 020
  - g) Waterhouse Remodel – 700 Palomino Dr. - RU2 - 085

David Kaufman (ARC) made a recommendation to approve the above request made to the ARC committee; Rich moves to approve; David Quinn Seconded, all in favor

5) GTPM

- a) Gate for the transformers – GTPM will fix the gates and cap the conduit with PVC.
- b) GTPM will fix the Pedestrian sign on Fallen Leaf Lane.
- c) Dandelions are starting to sprout. We need to remind homeowners to kill their weeds.

6) Violations

- a) Over 90 letters were sent out to homeowners
- b) Enforcement discussion of dogs and other infractions  
The Board encourages homeowners to be responsible. Try to work with your neighbor. Homeowners can call GTPM if there are dogs that are nuisances but they should call animal control if there are roaming dogs in the neighborhood. The Board is hoping dog owners will pick up their dogs feces. GTPM has had some luck with Mutt Mitt stations. The Board is considering them and will discuss it at the next meeting.

7) Old Business

- a) Dog Signs  
One sign should be on the front side of Chickadee Circle Park.
- b) Bid for Street Repair  
We received two bids – Evans and Hunt Construction.  
Via email: David Kaufman moved to approve the bid from Hunt Construction; Bob Hammond Second. All in favor.
- c) Gate on storage area  
David Quinn said he was working on building new ones.
- d) Transition issues – design plans to Nelson Engineering  
David Quinn gave them to Nelson Engineering.
- e) Response on tap fees  
David Larson has the check. David Quinn is meeting with David Larson on Friday. He will look into it.
- f) Reclamation efforts of office area  
David Quinn said he was 80% done. He thought he could have it finished up in one month. No septic system or fuel storage.

8) New Business

- a) Report from Evergreen by Jim Stafford on the status of the trees he has inspected.  
Jim has sprayed all the trees. They have just started fertilizing. They have pumped about 2,000 gallons of fertilizer. There are approximately 69 dead trees. They were mostly on the west berm (about 30 of the trees). Melody Ranch has roughly 2,200

trees. The overall condition of the trees is pretty good. Some of the trees could use dirt to cover the root ball. Jim doesn't recommend replanting the tree. The Board gave Jim the go ahead to fix the trees with ropes, exposed root balls etc. Jim may not exceed \$2,000.00. Jim will have one of his guys monitor the trees – 8 hours @ \$40.00 per month. Dead trees - Jim will cut them down and haul them to the dump. David Quinn will bring in some topsoil for Jim to use.

- b) Report from WY LSC on the status of the irrigation system  
Jay from WY Landscape noted they had started the irrigation system. There is a break in the line. The Board would like Nelson Engineer to lay eyes on the problem. A field order form will need to be signed. David Kaufman wanted to know if WY LSC was partnering with Teton County Weed & Pest. Jay said they order supplies in bulk. David Kaufman was going to talk with Nick about it.
- c) Discussion of the irrigation ditches  
David Quinn will get this going. He will work with GTPM to get them familiarized.
- d) Resolution to make Chickadee Park and the office area dog free  
GTPM has already installed the signs. Rich Bloom moves to amend the Rules & Regulations to exclude dogs at the office area and Chickadee Park; David Quinn seconded. All in favor.

9) Adjournment @ 7:50