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**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, November 18, 2008, 4:30pm
MINUTES**

In Attendance:

Bob Hammond
David Quinn
Dave Kaufman
Jay Cunnigan
Nick Orsillo and Spencer
Brett Kroger
Rich Bloom
Warren Meyers
Michele Waldron
Laurie Cochran

CALL TO ORDER by David Kaufman at 4:30:

- 1) Homeowners' Time –
 - a) Michele Waldron told to draw up a site plan for ARC committee re: hot tub installation, see design guidelines for privacy fence – must be in building envelope. David Quinn read her the guidelines and gave her a copy. Board will approve by email after she submits correct plans.
 - b) Warren Meyers seeks permission for a Camper in Row A. Previously, the last two spots in rows b-c were combined to make longer storage spaces, as were the last two spots in rows d-e combined to make long storage spaces. Mr. Meyers has tentative approval to put Camper in row A if another double slot is not available.
 - c) Ms. Cochran/Dugal regarding a naturalist for the fox and owls, and other wildlife living in the area. She mentioned sprinklers were misfiring into the road. Brett suggested a Maintenance submittal form or email to HOA office for any concerns.
- 2)
 - a) David Kaufman praised Wyoming Landscape Contractor for their work and wants to sign the Winter Contract, summer maintenance was briefly discussed where bills are more completely itemized.
 - b) Spencer to take care of noxious weed 50% reimbursement.
- 3) Correction, approval, or disposition of minutes of previous meeting – October 21, 2008. Bob Hammond moved and the motion carried.
- 4) Reports of Officer
 - a) Secretary Treasurer
 - i) Financial Review – October 2008. After review, Brett approved, Kurt seconded.
 - ii) Aging Report – as of November 17, 2008
 - iii) Paul D'Amours bill, Brett approved, Kurt seconded.
- 5) General Election of Board Members. Brett Kroger motioned that David Kaufman remain as President, Kurt Anselmi seconded. Brett Kroger motioned for Bob Hammond to remain VP, Kurt seconded and nominated Brett Kroger as Treasurer, Bob Hammond seconded. Brett motioned for David Quinn as Secretary, Bob Hammond seconded. All motions passed.

- 6) Violations – Reminder Letter Binder available in office. Note to give Bud, the Security Officer a list of additional CCR violations to check for.
- 7) Landscape review: Shanor's trees need to be 8 feet tall, therefore not approved. Habitat for Humanity needs to follow the landscaping review requirements. Terri Marino to be called and receive a follow up letter so that landscapes will pass inspection in the future.
- 8) HOA DUES:
 - a) Call past dues and send stern letter after 3rd month, Certified with lien threat on fourth month with no response from homeowner. Caleb Lyons – paid a small payment, will send certified letter if he fails to pay additional sums.
- 9) Glory View. The eight homes sold were billed HOA dues on a pro-rata scale. They will have the full \$65 fee in November along with pro-rata for the newly solds in November. Update on finalized billing and actual procedures. Quinn to get contracts from David Larson.
- 10) Wells Fargo – Brett working on getting a password to access the Meadows at Melody Ranch Homeowners 3 accounts online.
- 11) Bob Hammond wants the financials in the packet on the Friday before the Board meeting.
- 12) Management through the Transition. David Quinn has only partial management now since his roll is decreasing due to the Board taking additional responsibility and decision making. The board is looking at outsourcing the maintenance and office work. Quinn said Melody would not have an interest to continue managing after the transition. Bob Hammond spoke with Grand Teton Property Management and asked for a proposal to take on the subdivision. ETA is June, 2009 or sooner.
- 13) David Quinn said maintenance on the water system is HOA responsibility. Per Thomas Kirsten phone calls with David Kaufman, the system is 15 years old and although it is a good system additional maintenance will continue to be necessary.
- 14) Additional Business. Jorgensen's bills were approved. It was suggested that the engineering services for the water system be put out to bid next year. The final payment on Land Whisper was approved. The board will discuss putting the pond work out to bid next summer.
- 15) Meeting Adjourned at 6:45.