

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
TUESDAY, September 18, 2007
MINUTES**

- 1) Call to Order (4:30pm)
- 2) Attendees
 - David Kaufman
 - Brett Kroger
 - David Quinn
 - Rich Bloom
 - Jay Cunagin
 - Lauri Harris

Board members not present: Bob Hammond, Kurt Anselmi
- 3) Homeowners' Time
 - a.) Jennifer Henninger – Asking whether there is a provision in the CC & R's that prohibits the use of indoor furniture or car seats as outdoor furniture. There are at least (3) homeowners in violation if so. This issue has been tabled for further research. David Q will review CC & R's for correct wording to the homeowners if applicable.
 - b.) Kathy Wipfler – 730 Palomino Drive. Kathy composed a response to the Board regarding her (4) year construction period. Kathy stated that she aims to have the CO by the end of the year 2007 and that the landscaping will be completed in the spring of 2008.
- 4) Correction, approval, or disposition of minutes of previous meeting – August 21, 2007. This was approved with changes showing Board members abstaining on a couple issues.
- 5) Reports of Officers
 - a) Secretary Treasurer
 - i) Financial Review – August 2007 – Brett made motion to approve the financials. David K seconded, all in favor. The Board took note that pond maintenance is a big expenditure. The Board would like to discuss the future of the ponds at the next Board meeting when board members Bob Hammond and Kurt Anselmi are present. Homeowner Rich Bloom suggests moving a portion of the reserve into a money market or 1year CD.
 - iii) Aging Report – as of September 14, 2007.
- 6) New Business –
 - a) Light Post near trailhead. This was determined by Teton County that it is Sage Meadows light post; therefore, it is their responsibility to fix. Homeowner Rich Bloom agreed to call Kristine Walker at the Teton County Housing Authority reporting that they have not fixed the post. It has been 3 years.
 - b) Snow Plow quotes. David Kaufman suggests they plow streets a little wider. Brett made motion to approve, David K seconds, all in favor. MRD will do path at same rate as Teton Landscape Contractors \$55/hour including labor and equipment.
 - c) Paul D'Amours Bill - Aug 15 charge approved by Board. Brett requests including Paul D'Amours' bills at the Board meetings.

- d) Homeowner Rich Bloom suggests that he puts together a fact sheet about Teton Meadows Ranch for homeowners.

- 7) Reports of Board & Standing Committees – Transition committee update. Dave Kaufman. Notes were not available at time of meeting. Next meeting is to be held on October 9. Time TBD. Future meetings will be held at 5:30 directly following Board meetings. Dave Kaufman agreed to have agenda and minutes (from prior meeting) submitted to office on previous Friday at noon.

- 8) Reports of Special Committee – ARC approved plans for lot 98, Cat I on Melody Ranch Drive.

- 9) Adjournment – Meeting was adjourned at 5:40pm.
Respectfully submitted: Lauri Harris