

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, February 21, 2017 4:30 pm

**MINUTES**

CALL TO ORDER: 4:39

**Board Members Present:**

Todd Ellingson

Jonathan Robinson

Alan Nevius

Bo Miller

Flo Phillips

**GTPM:**

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time

There were no guests in attendance at this meeting

2) Executive Session

The board entered executive session at 4:40 and adjourned the executive session at 4:53

Jonathan moved to purchase a thank you gift in the amount of \$150 for Paula Fleck. Flo seconded the motion. All voted in favor.

3) Approval of January 17, 2017 Minutes

Todd moved to approve the minutes as amended. Alan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There were two seriously delinquent accounts that were paid in full last month. Jonathan moved that GTPM send Mr. Knauss a letter explaining that the HOA has stopped the foreclosure process since he has made payment on his delinquent dues in full and that while the HOA has incurred attorney's fees in \$922.52. The HOA agrees to waive these legal fees so long as Mr. Knauss does not default on any HOA fees within the next twenty-four months. Flo seconded the motion. All voted in favor

ii) Financial Review

Todd moved to accept the financial report. Jonathan seconded the motion. All voted in favor.

5) GTPM

GTPM received a letter from a homeowner who was concerned about a dog that he deemed dangerous as it bit other dogs that entered the yard where the dog was chained up. The board discussed this and determined that this is a matter for animal control. GTPM will respond to the concerned homeowner.

6) Violations - Violation Log

The board discussed the fining policy and agreed it is important to remain consistent in the fining of violations within the subdivision.

7) Old Business

a) Storage Area Dual Agreement

The board would like to review this again in April. Jonathan will visit with Paula about her thoughts on the suggested revisions prior to that meeting.

b) Contract Review

The contract for renewing Wyoming Landscape was signed. GTPM contract will be circulated via email for signing. The pond options were reviewed. The board is inclined to follow through with all options except #1 (which is for September treatments) but will discuss over email and make a final decision.

\*\* On 2/22/17 Jonathan moved to approve the JP Huser Pond contract for 2017 for \$25,398.42 (regular maintenance for Apr-Aug + Options 1, 3 and 4). Flo seconded the motion. All voted in favor via email.

8) New Business

a) Annual Meeting Discussion

The board discussed the annual meeting and opening remarks. Both Alan and Bo would like to rerun for their seats on the board.

9) Adjournment 5:42