

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, April 14, 2015, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:38

Board Members Present:

Todd Ellingson

Bo Miller

Alan Nevius

Flo Phillips

Jonathan Robinson

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

1) Homeowners & Guest Time –  
None

2) DRC

a) Baker – Lot 1-061, 4175 Kestrel Ln (Control Fence)

The DRC recommended approval of the proposed fence.

b) Elliott – Lot 1-078, 4155 Sandy Creek Lane (Control Fence)

The DRC recommended approval of the proposed fence.

c) Weber – Lot 1-096 4130 Sandy Creek Lane (Deck Color Change)

The DRC recommended approval of the new deck color.

d) Gersack – Lot 1-125, 4225 Balsam Ln (Deck Change, Entry to porch)

It appears that this work was completed already. The DRC approves the plans and would like to see photos of the work.

e) Wallace – Lot 2-008, 4395 Melody Ranch Dr. (Garage Expansion with variance)

The setbacks are set by the LDR in Teton County – this is not something that can be altered. The DRC suggests altering the plans/sizing for the garage expansion to fit within the setbacks. They do not recommend approval at this time.

f) Aronowitz – Lot 2-066 4129 Mustang Drive (Addition)

It was difficult for the DRC to fully understand the scope of this project with the plans that were submitted. They will need to see full elevations of the entire house. They want to know the linear footage and the wall heights to be sure the plans are in compliance with the design guidelines. Once they are able to determine the measurements and verify the proposed elevations with revised drawings they can make their recommendation.

g) Hoffman – Lot 1-025, 4350 Fallen Leaf Lane (Addition)

These plans have been slightly modified from the ones that were approved last fall. The homeowner has added a balcony to the rear of the home on the second floor further breaking up the wall and the massing. The DRC recommends approval of these plans.

h) Gagnon – Lot 1-191, 1304 Melody Creek Lane (Final Approval)

There were no changes to the plans that were submitted last month for initial approval. The materials were submitted and the DRC approved them as well as the final plans.

The board reviewed all of these plans and the recommendations from the DRC. Flo moved to approve items a, b, c, d, g and h based on the DRC information. Bo seconded the motion. All voted in favor. Flo moved to support the recommendations of the DRC and not approve e and f at this time. Alan seconded the motion. All voted in favor with Bo abstaining from the vote on Aronowitz due to a conflict of interest.

3) Approval of Tuesday, February 17, 2015 Minutes

Alan moved to approve the minutes, Flo seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

ii) Financial Review – Jan - March 2015

Rob from GTPM prepared a three month review of the financials and compared it to our year-to-date budget. Expenses are currently on track, and there has not been a lot of activity in the operating account so far this year. The board asked about the landscape review committee. They would like the LRC to review all completed lots that still have deposits on file over the summer. The board also asked about how the final sum of money that was transferred to the ISD was determined. Tina explained that the ISD does own the major liabilities in Melody Ranch as supported by the capital reserve study that was conducted last year (roads, water and sewer systems). Tina also reassured the board that they are in good financial shape currently with the amount in and budgeted for the maintenance reserve account. Flo moved to approve the financials. Jonathan seconded the motion. All voted in favor.

Demerie reviewed the delinquent list as well as the process GTPM uses to send and notify people of their accounts. She will provide sample letters at the next board meeting.

5) GTPM

~ Tina briefly reviewed the flooding problems that Melody encountered last year. She reached out to Roger Scherr-Thoss regarding last year's flooding that resulted from his irrigating. They had a productive conversation and he has agreed to communicate with the new board and GTPM to work together. He will be running cattle on his land this summer and will not need as much water. GTPM has already been on-site checking the ditches, clearing debris and making sure the head gates are in proper working order.

~ At the last board meeting Kristine O'Brien requested an executive session to review GTPM. The new board decided to postpone the review until they get more familiar with the process and the management of the HOA.

~ Tina reviewed the history of the tree vandalism from last year. She explained what happened to the damaged trees and the board's decision to initially fine Joe Kravetsky \$2,500. That fine was reduced to \$1,500 once the work was completed. The Kravetsky's requested the fee be reconsidered based on the fact that four trees were vandalized and only two were replaced and no tree was replanted in the location of the tree that he removed. Todd moved to waive the \$1,500 fine. Jonathan seconded the motion. All voted in favor.

~ It was brought to the attention of GTPM that some kids were cutting lower branches from open space trees to make forts. The board would like there to be an article in the next newsletter asking parents to not allow this to occur.

6) Violations - Violation Log

Demerie explained the violation log and the drive through process to the new board. If a violation is noted for a first time it is written down and marked “wait” if it is there again the homeowner will receive a “friendly reminder” email. This typically is all that is needed. If, however the violation is noted again the homeowner will receive a “first notice.” The homeowner will get a second violation letter again (but not within the same week). Then they will start receiving fines.

7) Action Items

a) Pond and Ditch Review

Alan provided a pond history explaining that in the past the board did not want to reline any of the ponds because the cost was so high. Currently the ditch that runs between pond 7 and 8 does not work – it needs a lining so the water will flow through to the pond instead of seeping into the earth. Buck Buchenroth (who has done the pond work to date) and JP Huser (who treats the ponds) both feel it is important to finish this ditch work as increasing the water level will decrease the cost of maintenance and increase the value to the area.

The board would like to hire someone to put together a scope of work and conduct a pond study. They would also like to contact a landscape architect to put together a sign or marker at each of the five entrances to Melody. Establishing a long-term vision is the goal to communicate with the homeowners. Alan moved to establish a pro-active approach to pond management, creating a comprehensive plan for improving all ponds over a period of years. Flo seconded the motion. All voted in favor.

b) Open Space Tree Requests

The intent is to give the board and homeowners some latitude in requesting to move trees to open view corridors. Jonathan would like this to include tree trimming at the expense of the individual homeowner recognizing the value of the views and will work on the draft language before the next meeting.

8) Old Business

a) Sales Office

GTPM will send the information on the sales office to the board. Currently it must be used only as a HOA office. It must be renovated to be brought to current health and safety code if it is to be used in any other capacity such as a meeting space, community building, party room, etc...

b) Summer Amenities Possibilities

GTPM contacted Steve Ashworth, the director of the Teton County Parks and Recreation Department about the Munger View Park. He advised us that the first two phases of the park are complete. The third and final phase is a turf play area west of the irrigation ditch. Unfortunately, he does not anticipate funding in the foreseeable future due to other financial demands.

9) New Business

a) Board election

Flo moved to approve the following slate of officers: President is Jonathan, Vice President is Flo, Secretary is Bo, Treasurer is Todd and Alan will be the director at large. Todd seconded the motion. All voted in favor.

b) Homeowner request re. exterior fires

Lisa Ryan has a self-contained outdoor propane fire table that she would like to use during the summer months. The board discussed this and feels that this type of fire should be permitted in Melody Ranch and would like to modify the language in the rules and regulations as such.

c) Outdoor Lighting/Light Pollution Discussion

GTPM will include an article in the upcoming newsletter reminding homeowners about the county regulations concerning outdoor lighting.

\*\* In an email exchange Jonathan moved the following: “Ask WY Landscape to perform one noxious weed application to eradicate the weeds on the WY noxious weed list and one application of broadleaf in the open spaces. Then, with any remaining budget (approx. \$1900) ask WY Landscape to perform a focused (either noxious or broadleaf) application to address any issues after the other two applications have been completed. For the empty lots, I would recommend a broadleaf application, which they did last year. The money for spraying the empty lots is charged to the lot owners.” Flo seconded the motion. Four voted in favor, with no vote from one board member.

10) Adjournment 7:08

\*\*Next meeting is Tuesday, May 19<sup>th</sup> at 4:30