

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, August 21st, 2012, 5:00 pm

MINUTES

CALL TO ORDER: 5:00

Board Members Present:

Nancy Hoffman

Bob Hammond

Andy Salter – via phone

Kristine O'Brien

Rich Bloom

GTPM:

Cynthia Wiley

Tina Korpi

Rob Bacani

Homeowners:

Shannon Yarrow

Nancy Martino

1) Homeowners & Guest Time –

- a) Pete Jenkins – 4375 Melody Ranch Dr. (2-10) – would like more speed bumps, speed limit signs and perhaps a permanent radar sign.

The Board is not willing to have more speed bumps or signs on Melody Ranch Dr. The speed bumps and signs appear to be adequately spaced near his house.

- b) Nancy Martino – 4225 Fallen Leaf Ln (Lot 16) Discuss Violation Notice

Nancy informed the Board she is not running an outfitting business out of her house. Her son occasionally visits her with a trailer attached to his truck. The Board told her there shouldn't be any parking on the street for safety reason. The Board asked Nancy to have her guest (if they need to park on the street) park at the sales office overnight. Horse trailers should not be parked on the street.

- c) Robbi McCain - 4336 Melody Ranch Dr (2-59) – Waive fines

The Board is not willing to waive the fines totaling \$100.00. The Board suggested the McCains to pass the fines onto their renters.

2) Approval of July 17th, 2012 Minutes

Andy Salter moved to approve the minutes. The motion was seconded by Nancy Hoffman. All in favor.

3) Report of Officer

- a) Secretary Treasurer

- i) Financial Review – July 2012

Nancy Hoffman reviewed the financials with the board.

- ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list. The Board would like to put a lien on Caleb Lyons.

- 4) Architectural Review Committee
 - a) Staker Sump Well - 4120 Mustang Dr (2-102)

Architectural Review Committee made a recommendation to approve the above request made to the ARC committee; Kristine O'Brien moved to approve; the motion was seconded by Nancy Hoffman. All in favor.

- 5) Landscape Review Committee
 - a) Ankeny– 4265 Polo Pony Rd. (2-18)

The Board of Directors approves the return of the deposit.

 - b) Sparks – 4125 Sandy Creek Lane (Lot 81)

The Board of Directors approves the return of the deposit with a note stating the weeds need to be sprayed along with mowing on a regular basis.

 - c) Weber – 4130 Sandy Creek Lane (Lot 96)

The Board of Directors approves the return of the deposit.

 - d) Owen – 4385 Melody Ranch Dr. (2-9)

The Board of Directors approves the return of the deposit.

- 6) GTPM
 - a) Lower Valley cut the locks on all the utility fences. The Board would like to use zip ties in the future. GTPM will purchase the zip ties and place them on the locks.

- 7) Violations
 - i) Violation Log

The Board reviewed the violation log.

- 8) Old Business
 - a) ISD

The 30 day protest period was over on Monday. The Commissioners issued the order and the election (mailed ballot vote) will be held October 16th. We've requested for Dave Larson office to run the election.

 - b) Transition Issues

Rich Bloom is keeping a list of outstanding items. Paul D'Amours is trying to work with Dave Larson to resolve the outstanding items.

 - c) Park

Paul D'Amours is working on the draft agreement. The County is planning on installing the playground equipment for Munger View Park by the end of October.

 - d) Fences Encroaching on Open Space

The Board would like GTPM to follow up with Paul D'Amours to see where the fences stand.

e) Water Engineering Services

The Developer has control over the system at this time. The Board would like GTPM to contact the DEQ to see if the sewage overflow at the pump station was reported. The Board would also like GTPM to follow up with Jorgensen and Dave Larson to see if the Board can get a copy of the past Jorgensen invoices.

f) South Park Loop Developer Mitigation Money Per Keith Gingery
Tabled

g) Water Rights

Dave Larson with Jorgenson is handling this. Still in process.

h) Sewer Proposal

Macy's is in the procurement stage for the grinder. The Board is hoping Macy's will start digging in November.

i) Infrastructure Mapping

Rich and Larry Pardee met with John Batson, Dave Dufault and Rich Greenwood. Nelson will get us a contract to sign next week that captures what was discussed at the meeting. This fall Nelson would like Paul with Wyoming Landscape to stake the control boxes for Nelson to map.

j) Water Usage

Larry Pardee is looking into it with the Town of Jackson still. Bob would really like to be able to tell if homeowners don't have their irrigation system running through their meters.

9) New Business

a) Ponds

Nancy Hoffman, Brian Tanabe and Alan Nevius are on the pond committee. The pond behind the homes on Fallen Leaf and Melody Creek is non functional at this time. The committee is looking at perhaps using benonite to line the pond. Bob offered to work with Nancy since WYDOT has some benonite they could sell the HOA. Nancy is going to continue to work with the committee to follow up on pricing using benonite.

b) Park Committee

Shannon Yarrow gave some feedback from the surveys that were sent to the homeowners. The general feedback was to leave Chickadee Circle as is for the time being. There were a couple winter items that we may be able to do this winter i.e. sledding hill, ice rink, and cross country ski trail. The Board suggested for Shannon to work with Darin Martens to get a visual design. Nancy Hoffman moved to approve to allocate \$500 for a design allowance. The motion was seconded by Kristine O'Brien. All in favor.

The Park Committee suggested to the Board to add a mutt mitt station near the sales office. GTPM will order a new mutt mitt station and install it.

The park is still soggy at Chickadee Circle. GTPM will follow up with Wyoming Landscaping.

The Board would like to go ahead with pricing the cross county track this winter – and consider it as part of the fall budget discussion for calendar year 2013. The ice rink will need some more thought since it will require more maintenance.

The homeowners want to wait on any private playground equipment considerations to see what the County puts in – and how it is used.

10) Adjournment @ 7:05