

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday, August 19, 2014, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:30

Board Members Present:

Rich Bloom

Nancy Hoffman

Mark Heineken

Alan Nevius

Kristine O'Brien

GTPM:

Demerie Northrop

Tina Korpi

GUESTS:

Carolyn Burke for ARC

Paul D'Amours, HOA Attorney

1) Homeowners & Guest Time –

a) Paul D'Amours to discuss Short Term Rental Resolution, Donley, and Lot 207 issues

The board entered an executive session while meeting with the board attorney.

Executive session over at 5:10

2) Approval of Tuesday, July 15, 2014 Minutes

GTPM will make the change in the minutes from ARC to Design Advisory Committee "DAC". Rich moved to approve the minutes with those changes. Mark seconded the motion. All voted in favor.

3) ARC

a) Hoffman – Lot 1-025, 4350 Fallen Leaf Lane (Extension to home)

DAC unanimously approves these drawings provided the new construction will match existing colors and materials. DAC will want to see and have a copy of the final plans that are to be submitted to the County. The board, acting as the ARC, agreed to treat these plans as preliminary. Rich moved to approve the preliminary plans. Kristine seconded the motion. All voted in favor, with Nancy abstaining from voting.

b) Romaine – Lot 1-167, 4290 Balsam Lane (Exterior Color Change)

c) Phillips – Lot 1-109, 1256 Melody Creek Lane (Exterior Color Change)

d) Lamppa – Lot 1-011, 4345 Fallen Leaf Lane (Change color of window trim)

Rich moved to approve the three color changes based on the recommendation of the DAC. Kristine seconded the motion, all voted in favor.

~The board would like Carolyn Burke to provide an estimate of the cost to review the design guidelines and find the inconsistencies between the filings. They want to be sure the DAC has the correct information for each particular lot when they are reviewing proposed plans.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

ii) Financial Review – July 2014

The financials are now generated directly from the accounting software. There needs to be just a little fine tuning on the assets, liabilities and reserves. GTPM checks the landscaping invoices line by line noting problems and issues with each bill.

The board extends its gratitude to DeNesha of GTPM for cleaning up the delinquent accounts so well. There is one person on the list, who hasn't made a payment in 7 months, please check with DeNesha to get the back story.

\*\*\*After the meeting DeNesha confirmed that he had a credit up until February and when it ran out, he hasn't made any additional payments. He has received the proper notification and letters. She will send a final intent to file a lien letter and hope to receive payment before having to actually file the lien.

5) GTPM

We received an email from a bus driver who lives in Melody Ranch. He noted that when school starts people park in the grass and block the road. GTPM will send a "back to school" email blast reminding people about where to and not to park. They will also suggest to the ISD the purchase and erection of "No Parking" signs where the bus pulls in.

6) Violations - Violation Log

Nancy will review the final fence letter to send to the effected 42 homeowners. The 14 homeowners who currently have a fence on those lots will receive additional notification that their fences are not in compliance and if they rebuild the fence it must be brought into compliance.

7) Old Business

a) Ponds

The pond work is complete around ponds 1, 5 and 7 for a total of \$13,880 plus an additional \$1,000 for advisory costs. GTPM will check with WLC about the irrigation working around pond 7. Alan has additional concerns about the cattails in that same pond and will check with JP Heuser about removing those this fall. The finish work around the ponds includes: building the culverts around the cross country track by ponds 4 and 7 in the amount of \$6,560; re-vegetating around pond 7 for \$700 and rebuilding the head gate between lots 1-207 and 1-109 for \$1,600.

b) Seherr-Thoss

We received an estimate to build the berms behind lots 108 and 109 from Westwood Curtis. The board has approved that work to be done

c) Tree Issues on Lot 1-207

After meeting with the 2 homeowners, both denied poisoning or saw cutting any trees on the common area behind lot 1-207. At this point, after having received the report from the Wyoming Department Of Agriculture, it is clear that there is some type of fuel that is evident in the soil which will need to be removed prior to new trees are planted. GTPM will get bids to replace 2 spruce and one cottonwood and the soil. The board has decided to turn the case over to the Teton County Sheriff Department to investigate and prosecute (except for the one tree that Mr. Kravetsky admitted to cutting down last fall).

d) Ski Track – Progress on building culverts

See above under ponds.

8) New Business

a) RV Guest Policy

The board agreed to continue current enforcement without the need for any additional discussion.

b) Short Term Rental Resolution

Kristine moved to sign and approve the new Short Term Rental Resolution. Alan seconded the motion. All voted in favor. GTPM will post it to the website with a letter to be drafted by Rich.

c) Seherr-Thoss DEQ Air Quality Response Letter

We will need to be observant about public notices concerning air quality permits, as the letter received from the DEQ concerning air quality did not provide information or resolution.

~ Alan moved to have Rich execute the two utility landscape easements on behalf of the board. Kristine seconded the motion. All voted in favor.

9) Adjournment 7:01