

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, May 18th, 2010 at 5:00 pm

MINUTES

CALL TO ORDER: 5:01

Board Members Present:

Bob Hammond

Rich Bloom

David Quinn

Brett Kroger

GTPM:

Tina Korpi

Cynthia Wiley

Rob Bacani

Homeowner's Present:

Lisa Delaney

Dana Gatt

Paul D'Amours

Bob Ablondi

1) Homeowners' Time –

a) Lisa Delaney (4210 Balsam Lane – Lot 120) – Privacy Fence

Lisa is requesting a variance on the setbacks on the east side of her property to allow for the privacy fence. The board will review the approved plans once Lisa brings a copy to GTPM's office and get back to her.

b) Dana Gatt (4239 Melody Ranch Dr – RU2 – 48) – Would like the board to waive the late fee charges & 3rd violation notice (5.8.09 & 5.20.09 – Wood N/S/Garage & 4.6.10 – Plywood against fence)

The board agreed to waive this particular fine. If Dana pays her HOA dues off by July 1st, the board agreed to waive the late fees. The board agreed to allow Dana to install a black plastic garden fence on top of the existing fence to keep her dog from jumping over the fence.

c) David Sparks (4125 Sandy Creek – Lot 81) – 3rd notice violation letter – garbage can (violation dates: 9/29, 10/1, 1/19 & 4/15) – Would like the fine waived.

The board agreed to waive this particular fine.

d) Jeff Corban (4295 Polo Pony Rd – RU2 – 21) – Waive 3rd & 4th violation – missing door to utility cabinet (violation dates: 11/20 – 5/11)

The board agreed to waive the fines if the door is in place by June 10th.

e) Jennifer Henninger (4251 Melody Ranch Dr – Lot 2-45) - Proposes a baggie/trash station at the west corner of Chickadee Circle and Melody Ranch Drive at the stop sign, therefore not in the park, but nearby.

Brett moves to add two new mutt mitt locations (near Chickadee Circle & the storage area). Rich Bloom seconded. All in favor.

2) Approval of April 20th, 2010 Minutes

Rich Bloom moves to approve the minutes as amended. Brett Kroger seconded. All in favor.

- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – April 2010
Rob reviewed the financials with the board.

Rich moves to do the following with the bank accounts: Once the 6 month cd matures (June 2010) we will take that money and move it to First Interstate Bank in a new money market savings account. The Wells Fargo operations checking account should be closed and proceeds used to open a paired interest bearing operations checking account at the Bank of Jackson Hole.
Brett Kroger seconded. All in favor.

- ii) Delinquent HOA Dues Report
The Board reviewed the delinquent list.

- 4) Architectural Review Committee
 - a) Allen Fence - 4220 Melody Ranch Dr (RU2 -96)
 - b) Scholtens Fence - 1075 Melody Creek Ln (Lot 37)
 - c) Taylor Fence - 4219 Melody Ranch Dr (RU2 – 94)
 - d) Slaven Fence – 1099 Melody Creek Ln (Lot 40)

Bob Hammond (ARC) made a recommendation to approve the above request made to the ARC committee; Brett Kroger moves to approve; Rich Bloom seconded, all in favor

- 5) Landscape Review
 - a) Trott – 4330 Kestrel Ln (Lot 133)
The Board of Directors recommends the return of the deposit.

- 6) GTPM
 - a) Paint Bid
The Board recommends getting two more paint bids.
 - b) Ditches & Open Space
The Board is fine with GTPM walking the open space and the ditches collecting trash. David Quinn recommended for GTPM to walk along South Park Loop Road – the entry way to Melody Ranch.
 - c) Fire Hydrants
GTPM will contact Robyn Lunford about the fire hydrant on her property. Robyn needs to cut back the bushes so there is a 3 ft boundary between the fire hydrant and the bushes. Currently you cannot see the fire hydrant, which is a safety issue.
 - d) Boulders – Melody Ranch Entrance – move 1 boulder / Melody Creek & Sandy Creek – add 4-5 boulders
GTPM will get a bid on boulders.

e) Berlin (Lot 85) – Tracks in the open space

The damage was caused when Nancy installed her fence. Walking on the open space, it doesn't look as bad as the GIS map indicates. The area will grow back. The board is fine leaving the condition of the open space as is.

f) Insurance

Brett Kroger & Rich Bloom thought \$50,000 coverage was reasonable since GTPM doesn't sign on any accounts and doesn't accept cash for payment. Tina noted that the HOA does not have D&O insurance. The cost to get D&O insurance is \$1,594 yearly. It would be \$1,000 per claim deductible and \$1,000,000 limit of liability for the annual aggregate. Next year Tina suggested the HOA should bid the entire insurance policy out but should go ahead and purchase D&O insurance as homeowners have threatened to sue.

Rich Bloom moves to accept the \$50,000 limit on the fidelity insurance to be paid by GTPM and recommends picking up the \$1,000,000 D&O Insurance at the cost of \$1,594. Brett Kroger Seconded, All in Favor.

7) Violations

i) Violation Log

The Board reviewed the violation log.

8) Old Business

a) ISD

Tabled

b) Post Office Boxes

Bob, Rich and the 3 committee members met. The committee is taking a new approach by having more locations and fewer boxes. It will decrease the traffic. Rich will follow up with Tammy, the Post Master to see if there are any constraints. This approach will be more costly, but we'll have a better product.

c) Audit on HOA Books

Tabled until Transition

d) Gate - Storage Area

David Quinn requested another copy of the punch list. GTPM will e-mail him the punch list.

e) Transition Issues

Rich Bloom relayed to David Quinn that the Nelson Infrastructure Report was delivered 6 weeks ago to the Developer's lawyer. Bob suggested setting up a separate transition meeting sometime in June. Paul suggested the developer comes up with a list of what recommendations the developer accepts. The meeting can focus on the other items that will have some push back on. Another transition item we still need to work on is the ISD. Bob will come up with an additional list that needs to be looked at i.e. sprinkler system and landscape easement.

f) Reclamation efforts of office area

David Quinn removed the pile of debris. GTPM asked David to haul off the two buck rail fences.

g) Park

Steve Ashworth is going to have some Melody Ranch homeowner's and anyone who lives within a mile radius to review the plans. Steve is hoping to have the plan together by September.

h) Pathway Transfer & MOU

Bob Hammond signed off on the MOU. David Kaufman still needs to sign it. Paul stated in the MOU that when the MOU and the easement are in conflict, the easement trumps. This works to the HOA's advantage. Once the MOU is recorded, we will post the MOU to the website.

i) Fences

GTPM will follow up with homeowner's on June 2nd.

j) Water Engineering Services

David Kaufman will come up with scope of work / GTPM to come up with companies to bid.

k) Storage Area – Road Grade

The board selected On Grade Blade Services to perform the work.

9) New Business

a) South Park Loop Developer Mitigation Money Per Keith Gingery – Rich Bloom

There was a cost share required by the developer for multiple portions of SPL Road and the Flat Creek Bridge. This money was either transferred or bonded (letter of credit). Like the neighborhood park – there is also the requirement that the money be used by the County within ten years. The county is in discussions with the developer to transfer the obligations from SPL from Flat Creek Bridge to Three Creek and put all of that money towards the Flat Creek Bridge. Positive – the County then would be using the money more or less within the ten year period – and not be at risk of potential claims by the developer to have their exactions returned – there is state law precedence that exactions be used within a reasonable time. The negative per Keith is the HOA would lose any leverage via a clock ticking - to see improvements move forward on SPL from Flat Creek Bridge towards Three Creek. As we all know this 22' cross section is an unsafe condition – and should be widened to what we assumed would be a 30' cross section – identical to what was done from HWY 89 to Flat Creek. This is technically a discussion between the County and the developer on re-allocating money by road section. This is something we have formally asked of the County for on an ongoing basis. Rich thinks the board should now ask to be invited more fully to the table on this discussion. Rich understands Sean O'Malley likely is holding back on the future of the remainder of SPL tied to the outcome of the Comprehensive Plan. On the other side – by allowing this money to move to the bridge that will be finished this summer – there will then be no monetary leverage to get the County to reasonably address modest safety widening of SPL from Flat Creek to Three Creek Ranch.

b) One Version of Design Guidelines – David Kaufman

Tabled

c) Time Frame for Approval on ARC Items – David Kaufman

Tabled

d) Gravel Pit Application – Dave Larson

Bob Ablondi from Rendezvous Engineering came in to discuss the Melody Ranch Gravel Pit. Melody Ranch Investments LLC seeks approval of a special use permit, final development plan and text amendment to permit a level-one gravel operation. Of the site's 577 acres, 144.47 are used for the gravel operation, but only 15 acres are allowed to be disturbed at one time. The gravel pit would be in operation from May 15 – November 15 with the hours of 8 am to 6 pm Monday – Friday and 8 am – noon on Saturday. Bob Ablondi feels there will be on impact to Melody Ranch HOA.

10) Adjournment @ 7:48