

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, May 21, 2013, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:36

Board Members Present:

Nancy Hoffman

Kristine O'Brien

Rich Bloom

Bob Hammond

Andy Salter (by phone)

GTPM:

Tina Korpi

Demerie Northrop

DeNesha Anderson

GUEST:

Flo McCall

Casey Eason, Grow Huts

1) Homeowners & Guest Time –

Flo McCall with Casey Eason from Grow Huts came to discuss to possibility of greenhouses in Melody Ranch in an effort to encourage sustainable living. The CC&Rs prohibit detached structures within Melody Ranch. Board clarified that provided the greenhouse is attached in some way to the house and maintains the same design/aesthetics and fits within the design guidelines it would be permitted (with ARC approval on a case-by-case basis).

There was also discussion that perhaps one of the new uses for the sales office could include a community garden.

2) Approval of Tuesday, April 16, 2013 Minutes

Nancy moved to approve the minutes. Kristine seconded the motion. All voted in favor.

3) ARC

a) Kroger - Lot 1-185, 1340 Melody Creek – Control Fence

b) Tenabe – Lot 1-006, 4445 Fallen Leaf – Control Fence

c) Brighton – Lot 2-059, 4336 Melody Ranch – Control Fence

d) McMullen Lot 2-118, 805 Morgan – New Paint

e) Hendricks – Lot 2-011, 4365 Melody Ranch - New Paint

f) Dooley – Lot 2-114, 776 Sycamore – Control Fence

There was some discussion concerning the Dooley, corner lot control fence. The board will establish a set clarification policy on fences in corner lots. GTPM will draft the initial policy for board consideration

We need to be sure that owners are surveying their boundaries as per the fence approval letter before installation – or they accept the risk of having to move it if it is found encroaching on the open space after construction.

Rich moved to approve the fencing for Kroger, Tenabe, Brighton, and Dooley. Kristine seconded the motion. All voted in favor of approving. Bob moved to approve the paint proposals for Hendricks and McMullen, Kristine seconded the motion. All voted in favor.

-Steven Smith is interested in a position on the ARC. He is a builder and will be a good addition to the ARC. Welcome aboard Steven.

- David Kaufman would like the board to adopt a formal policy on abutting fences to be incorporated to design guidelines. GTPM will create some formal language about prohibiting abutting fences to add to the design guidelines.

#### 4) Report of Officer

##### a) Secretary Treasurer

##### i) Financial Review – April 2013

There was a lot of tree trimming done and there will be a larger bill coming in from Evergreen Tree Care. GTPM will clarify the pond agreement and what we should do with the “big pond”.

##### ii) Delinquent HOA Dues Report

Bank of Jackson Hole will be taking care of one of the delinquent accounts as they have taken over the property. There may be a buyer for one of the other really large delinquent accounts. Want to be sure 1 ½% is being charged monthly for delinquent accounts.

#### 5) GTPM

Water was pooling around in the ditch near the walking path. We opened the head gate a little bit to relieve the pressure. There is a 12’ culvert and it appears that it might be crushed a little bit. It will need to be repaired. GTPM was directed to contract with Lee Bushong to get the work completed.

Notify neighbors about the creation of the privacy berm that will be constructed near the sales office. GTPM will formalize plans with Westwood Curtis and WLC about the landscaping and design.

Police will set up the radar machine – we just need to tell them when and where. The board would like it to be set up without the speed shown for a week and another week with the speed showing.

There is a waiting list for storage and several people have multiple spots. If there are delinquent owners, they should have their spot removed.

Rich suggests we install a wildlife friendly fence by the pump house. The current 8’ fence is unsightly and serves no purpose. We should have JH Wildlife protection group look at it and see if they will take it down and replace it with something better once we take possession.

Dawson’s will remove their 2 trampolines off of the common space. Tina will contact Vito’s regarding getting the trailer and grade-all moved from his lot. Trott’s are working on their sump pump hose and drainage as well.

#### 6) Violations - Violation Log

7) Old Business

a) Transition Issues

b) Fences

Dykema fence extends a great deal beyond the lot line. A legal letter has been sent by the developer concerning the encroachment with a deadline to respond.

Lever has already signed an agreement once, the document was lost by Dave Larsen, but he has been asked to sign another or a cloud will be put on his title by the developer.

c) Water Engineering Services - tabled

d) South Park Loop Developer Mitigation Money Per Keith Gingery – nothing new

e) Infrastructure Mapping – Nelson is to complete mapping and deliver us a copy to review

f) Water Usage

g) Ponds

Nancy is in touch about maintaining and keeping up with small repairs on ponds.

h) Park Committee

See if Shannon Yarrow would be interested in designing a questionnaire about what to do with the sales office plus feedback on last winter's ski track and ice rink.

8) New Business

a) RV Gate & Storage Markers

GTPM will get some pricing on the replacement of the RV gate.

The storage markings need to be replaced/repared. Board authorizes GTPM to clean it up and make it look nice.

b) Bus Stop

Bob and Rich met with Ed Ahlum (TCSD Transportation Department) to discuss an additional bus stop at Chickadee Circle. It will be proposed and identified as a safety concern to the school board to get the additional stop approved. Will need to purchase a new bike rack for Chickadee Circle Park. We will notify membership once the district confirms the change later this summer.

c) Short term rentals policy

Need to notify in the next newsletter that homeowners cannot advertise or rent house out for less than 30 days at a time. It is a violation of county LDR's since it would be considered a commercial property. Violators will be fined \$300 per day.

d) Open Space Protection

The board entered an executive session to discuss this issue.

e) 3<sup>rd</sup> Well – Decide next step

The board discussed formally requesting a contested hearing. At a contested hearing the County would need to hire a hearing officer, bring in attorneys, show evidence, and the hearing officer makes a final determination to the County Commissioners. Dave Dufault at Nelson will run the numbers without the park included and Nicole will visit with the fire marshal about the need for the 3<sup>rd</sup> well -- especially if one of the current wells fails. Rich will advise Nicole to keep the process moving forward.

f) Water testing. This has been done by Nelson and we should be receiving the results within the next couple weeks – we will share the results when they are received.

9) Adjournment 6:42

\*Next meeting is scheduled for Tuesday, June 18<sup>th</sup> at 4:30.