

December 4, 2008

To: Teton County Board of County Commissioners (commissioners@tetonwyo.org)

Re: Acceptance of pathway

Dear Commissioners,

On behalf of the Melody Ranch Home Owner's Association (MRHOA) I would like to formally thank the County for the work done on the successful transfer of the internal pathway easements from Melody Ranch Development Corporation (MRDC) to Teton County and the Jackson Hole Community Pathways (JHCP) system.

As this element of the master plan for the development has now reached fruition we look ahead to working with the JHCP in maintaining and improving the internal pathway system in the auspice of promoting a network of multi-use paths for both recreation and alternative modal transportation. The HOA appreciates the work done on and looks forward to the completion of the South Park Loop sections that will form a continuous connection with the entire trail network throughout the valley.

While agreeing that the actions taken are a positive step forward, we (the HOA Board) feel we have been excluded from notification of negotiations that will ultimately affect hundreds of residents. On behalf of the MRHOA I would like to formally request that the Board, if not the entire neighborhood, be notified in a timely fashion in advance of future negotiations directly affecting our community. While I realize that the obligations set forth in the master plan are between the developer and the County, the end result ultimately affects us, the home owners. In following the progress of the final approval process for this development, it appears that item after item is used as a bargaining chip for something else and the residents of Melody Ranch are taking the back seat. As an example, the exaction parcel that is supposed to be a community park; my children do not benefit in the knowledge that the County accepted payment of \$155 thousand dollars in lieu of having a park to play in. We would really like the park to be built. Also, we were all disappointed the bond was released for the outstanding obligation of the internal north pathway, without any consultation with the HOA.

As things come to a close on the north ranch phase of this development I urge the Commission not to forego the outstanding requirement of the third culinary well study and report and subsequent installation thereof, if required, as outlined in the PUD. We have all been made aware of the water situation in the south park area with the recent application of the Teton Meadows proposal. The HOA is not asking for anything above or beyond what the PUD obligations state, just a chance to discuss them before the developer is absolved of fulfilling them.

Thank you for your time and attention to this matter. I look forward to future communications in the process as the north ranch phase comes to a close.

Respectfully,



David Kaufman  
Presiding HOA President