

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 16, 2014, 4:30 pm

MINUTES

CALL TO ORDER: 5:02

Board Members Present:

Rich Bloom

Alan Nevius

Mark Heineken

GTPM:

Demerie Northrop

Tina Korpi

Absent: Kristine O'Brien

GUESTS:

Barb Herrick

Nyles Ellefson

1) Homeowners & Guest Time –

Mr. Ellefson is a partner with Tom Evans in the LLC that purchased Lot 206 in January 2007 and wanted to discuss a letter that was being composed by Tom Evans. He is concerned about maintaining the value of their lot and is of the opinion that the trees which were planted before they purchased their lot in 2007 along the open space berm to the north have now grown up blocking Teton Views and in his opinion lowers the value of their lot. He would like the board to consider permitting homeowners to transplant some of the trees to open up the view corridor. GTPM will watch for the letter from Mr. Evans and discuss this issue in more detail at future meetings.

NOTE: Lot 206 is a vacant lot located adjacent and to the west of the lot where a mature spruce tree was illegally removed and three other mature trees were poisoned, saw cut and vandalized on the open space berm to the north. Tom Evans was also the broker for this lot for two years with a home to the east that changed hands in March of this year.

2) Approval of Tuesday, August 19, 2014 Minutes

Mark moved to approve the minutes. Alan seconded the motion. All voted in favor.

3) ARC

a) Lamppa – Lot 1-011, 4345 Fallen Leaf Ln (Change in shingles)

DAC approved new material and color

Although these shingles have already been installed, Mark moved to approve the change in color and material. Alan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

DeNesha has visited with Habitat for Humanity to discuss the account of one of its homeowners. They will be incorporating the dues into the mortgage in an effort to clear up the account. They will also be working with her in the spring to take care of the maintenance issues that have also been neglected. Tina was able to reach the other most delinquent

account homeowner who assured her that his dues would be paid in full by mid-October. The board agreed to wait to file a lien until November 1st, if the account hadn't been settled by that time.

ii) Financial Review – August 2014

Mark is working with GTPM to fine tune the bank reconciliation with the receivables. The monthly flow on the income statement is on point and while legal expenses have exceeded the budgeted amount, there are other areas where the HOA did not spend the budgeted amount. Once the Capital Reserve Study is received in October the board will be better able to accurately assess the reserve amounts.

5) GTPM

~ We received an estimate to remove the cattails from the pond in the amount of \$789. There is some concern about removing them entirely, as they are a bird habitat. GTPM will check with Mountain Town Maintenance about this.

*Following the meeting, GTPM visited with JP Huser about the cattails. Given the early frost and freezing temperatures he suggests waiting until spring to treat the cattails as they have already started to die and spraying them now wouldn't do any good. He further expressed his perspective that replanting Bulrush in place of the cattails would take care of the habitat concerns. In addition, it is not as aggressive as the cattail.

~ A boat owner who stores his boat in the storage area had some issues with water in his gas. It was a great deal of water (16 oz) and he wanted to alert the board that it may be an issue of vandalism.

~ A homeowner came to GTPM to let the HOA know about a potentially dangerous situation in the neighborhood. The Sheriff's department is aware of the house and the aggressive actions of the owners as they have been called to respond there on a fairly regular basis. The board affirmed that if we hear of anything concerning the violence or threats, etc, that people should be directed to the Teton County Sheriff department to handle it.

6) Violations - Violation Log

No discussion

7) Old Business

a) Ponds

GTPM has contacted Buck Buchenroth to find out the status of the projects around the ponds as he had been contacting Nancy Hoffman directly.

*Received an email from Buck who will do the re-vegetation on the newly contoured slopes of the pond to include establishing an irrigation plan. He has received one of the two culverts and is expecting the second one in early October.

b) Seherr-Thoss

1) Berm behind lot 1-108

The work has begun on filling in the low spots bringing the ground up to a uniform height behind lots 107, 108 and 109.

2) DEQ Air Quality Response

HOA attorney Nicole Krieger is working on getting “technically accurate” feedback collected for the upcoming DEQ meeting. An expert has been engaged to get an air quality opinion as the DEQ has requested credible, technical feedback. Mark moved to authorize paying the expert an additional \$900 for his final expenses. Alan seconded the motion. All voted in favor.

GTPM will post information on the website about the mining application and will work with Rich to draft an email blast for homeowners about the upcoming meeting with the DEQ. The HOA position is that they would like the mine to mitigate the harmful particles that are released into the air affecting the air quality for the neighborhood.

c) Tree Issues on Lot 1-207

The HOA has received a petition on behalf of the homeowners at lot 207 concerning their request not to replant trees in the place of the one that was cut down last fall by the previous homeowner or three others that were saw cut and poisoned and have subsequently died. As this is currently an active investigation with the Sheriff’s Department, there will be no action taken by the HOA at this time. As there appears to be four new additional trees on the road lot diagonally across from this lot that fell at the hands of a vandal, the investigation is expanding, as we wait to hear from the investigating officer.

Unrelated to the Lot 1-207 issue of vandalism and planned tree replacement - the board will discuss at its next meeting whether it wants to explore an appropriate process if an owner requests to relocate an open space tree.

d) Ski Track – Progress on building culverts

Alan will walk the track with Bushong and discuss the grooming schedule and costs.

e) Close out communication regarding fences

Rich will do a final review of the letter that had been drafted to the homeowners affected by the recent discovery of the fencing in RU2-4 which will then be sent out to those homes. While the board will not be asking people to remove previously approved fences, they will not be approving any in the future.

8) New Business

a) Maria Brecker email regarding screening

The board will review this letter and return to this matter at the next meeting.

~ Alan discussed the need for the ice rink to have a ramp built to allow people to use their snow blowers on the surface following large snow storms. In the email sent to homeowners when the rink is set up, GTPM will ask if anyone would be willing and able to assemble this ramp.

~ Following the resignation of Nancy Hoffman from the board, the remaining board members have requested that an article be placed in the October newsletter requesting a volunteer to step in until the

end of her term (in March 2015). In the meantime, as she had been the president, Mark moved to appoint Rich to the position of President. Alan seconded the motion and all voted in favor (with Rich abstaining from the vote). Mark further moved that Alan be the vice president of the board. Rich seconded the motion and all voted in favor (with Alan abstaining from the vote)

9) Adjournment 6:19