

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, June 21<sup>st</sup>, 2016 4:30 pm

**MINUTES**

CALL TO ORDER: 4:35

**Board Members Present:**

Todd Ellingson

Jonathan Robinson

Alan Nevius

Bo Miller

**GTPM:**

Tina Korpi

Demerie Northrop

Sue Combs, attorney for HOA

1) Homeowners & Guest Time

Matt Carr and Seth Lewis, officers from the Teton County Sheriff Department briefed the board on the current status of the vandalism case that occurred in the Melody Ranch RV Storage lot on or before June 3, 2016. There are 20 vehicles, 1 house and the fence to the storage yard that were damaged in the air soft wars. The damages have been documented and the sheriff's department would like any and all claims for damages and estimates in their office by July 15<sup>th</sup> to be considered. To date 7 victims are pursuing charges to receive restitution. There were about 15 kids involved over the course of several air soft war games. June 3<sup>rd</sup> the game turned into kids perhaps deliberately shooting at vehicles being stored in the yard. If criminal charges were to be made the kids would be charged with felonies as the damages exceed \$1,000. The goal of the sheriff's department is restitution and accountability by the juveniles. They would recommend that criminal trespass warnings be given to each of the involved juveniles to keep them from the storage yard.

2) Executive Session

The board entered an executive session at 5:05 and adjourned at 5:48

3) Approval of May 23<sup>rd</sup>, 2016 Minutes

Bo moved to approve the minutes as amended. Jonathan seconded the motion. All voted in favor.

4) ARC Reviews

a) Balogh – Lot 2-034, 4305 Melody Ranch Dr (Addition)

The board reviewed the plans and the notes from the ARC. Directed GTPM to share the ARC comments to the owner which was to send material samples with the final plans and to include a site plan with the final submission.

b) Aronowitz – Lot 2-066, 4129 Mustang Dr. (Addition)

The board reviewed the plans and the notes from the ARC. Directed GTPM to share the ARC comments to the owner which is to send full elevations with correct directions indicated on the plans and to include a site plan with the next submission.

c) Ryan – Lot 2-030, 4345 Melody Ranch Dr (New home)

The board reviewed the plans and the notes from the ARC. Directed GTPM to share the ARC comments to the owners which is to pay attention to the setbacks of the building envelope. They also want to make sure the plans indicate clear architectural breaks where needed.

- d) Humphrey – Lot 1-094, 4110 Sandy Creek Ln (Fence)  
Jonathan moved to approve the fence plans pending neighbor approval. Alan seconded the motion.  
All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

One homeowner has indicated he is not in the position to pay his dues. Jonathan moved to have GTPM take whatever means necessary including small claims and attorney involvement to get these dues paid. Bo seconded the motion. All voted in favor.

ii) Financial Review – May 2016

The board reviewed the financial statement. The tree maintenance is at its budgeted amount. GTPM will check with the tree company and see what work is left to do this season and if an additional tree spraying will be required. The board also decided not to mow the open space again this fall in an effort to save the money and based on no negative homeowner feedback from last year's non-mowing.

6) GTPM

~Kurt Anselmi submitted an application to have a sump pump line installed to drain into the ditch behind his house. Jonathan moved to approve the application. Todd seconded the motion. All voted in favor.

~ Paul Hansen emailed GTPM with concerns about the 3' wide mowing swath that is done by parks and rec along the pathways. GTPM will call Brian Schilling to discuss these concerns and see what, if any other option exists and why it is done in the first place.

7) Violations - Violation Log

8) Old Business

a) Homeowner Survey

Jonathan drafted a survey for homeowners to complete with regard to the various capital projects. The board provided some feedback. Jonathan will circulate the next draft via email. The survey will go out with the next billing cycle and a link to it will be provided with the newsletter

b) Discussion on Ditch Lining

The board discussed the option of having a pipe run from pond 8 to pond 7 to help the flow and water levels. Further discussion will happen on this matter once the survey results come back and homeowner's interests are more defined.

GTPM will look into the option of having irrigation water turned on to run into the ponds.

Alan is expecting a bid for amping up the vegetation and beautification around pond 7. This was started a couple years ago by Buck Buckenroth but never was finished.

c) Entry Signs to Melody Ranch Discussion

Tabled pending survey results

d) Munger Park Discussion

Tabled pending survey results

e) Sales Office Use

Tabled pending survey results

f) Pathway paving

Pathways will be doing some paving and other work with the pathway that runs to and through Melody Ranch. GTPM will include an update in the newsletter.

9) New Business

a) Storage Area Vandalism

Bo moved to authorize the sheriff department to issue criminal trespass notices to each of the suspects involved in the storage area vandalism. Alan seconded the motion. All voted in favor. The board would like to get some pricing and signage proofs for a “no trespassing” sign to post in the storage area.

GTPM will send a “blast email” to all owners regarding the July 15<sup>th</sup> deadline to submit damage estimates to the Sheriff’s department.

10) Adjournment 7:06

\*Next meeting date will be MONDAY, July 18<sup>th</sup> at 4:30