

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 15, 2016 4:30 pm

MINUTES

CALL TO ORDER: 4:35

Board Members Present:

Todd Ellingson
Jonathan Robinson
Bo Miller
Flo Phillips
Alan Nevius

GUESTS:

Mike Welch
Tote Turner
Greg Epstein

GTPM:

Tina Korpi
Demerie Northrop

1) Homeowners & Guest Time

Mike Welch asked several homeowners to attend the board meeting with him to express their thoughts that the CC&Rs may be outdated, having been drawn up 20 years ago. He is willing to head up a committee to review the current covenants and garner the required 67% of all homeowners to support an amendment to the covenants. He is specifically interested in the section that addresses the "no signs" policy in Melody Ranch.

Tote Turner thanked the board for allowing homeowners to erect signs during the general election and would like to make it a permanent change.

Greg Epstein expressed that GTPM has gotten too strict on the enforcement of the rules and regulations and believes that the homes and lots in the second entrance to Melody look good as opposed to those in the first section. He stated that the rules in the second section should be relaxed as Melody Ranch houses local families.

Tina explained that the rules and the enforcement of them have become much more relaxed in recent years. The previous board created a tier system for fines based on the "severity" of the rule. GTPM simply follows a protocol and the direction of the board as to the enforcement of the rules that have been established in the governing documents.

Jonathan agreed stating that GTPM helps to maintain the CC&R and the rules and regulations. The HOA attorney reviewed the CCR rule regarding signage, the US Constitution, the Wyoming Constitution, Wyoming case law, and Teton County regulations when she reached her conclusion that the CCRs do not expressly prohibit political signs.

2) Executive Session

The board entered executive session at 4:56 and adjourned at 5:03

3) Approval of October 18, 2016 Minutes

With one grammatical error, Todd moved to approve the minutes with that correction. Alan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

If someone has several months of delinquent dues and has a storage space, the board would like to send the owner a reminder that the storage could be revoked if dues are not brought current.

ii) Financial Review – October 2016

Todd moved to approve the financial report. Jonathan seconded the motion. All voted in favor.

5) GTPM

~ In the past the HOA has purchased gift baskets for the volunteers on the DRC and LRC committees. The board would like to continue this tradition and will sign thank you cards at the next board meeting.

~ A homeowner has requested a “No Soliciting” sign be placed at the entrances of Melody Ranch in response to an influx of solicitors in the neighborhood. The board will consider this request in conjunction with signage at the entrances if and when those are approved and designed.

~Several homeowners have requested an additional bike rack to be placed at the Munger Park bus stop. The board has instructed GTPM to see if Parks and Rec will provide these racks. If not they will build the cost into the 2017 budget and purchase one in the spring.

6) Violations - Violation Log

Nothing to discuss at this time.

7) Old Business

a) Homeowner Survey

This issue is tabled for the time being.

b) Discussion on Ditch Lining

This issue is tabled for the time being although Alan wants to be sure that there will be funding to complete the work around pond 7 in the 2017 budget.

c) Storage Area Dual Agreement

The board is continuing the dialogue about this topic and is working on developing a policy to permit sharing spaces. They have spoken to legal and have drafted a form and are continuing to discuss the implementation of this policy. The board discussed how to match up people with spots willing to share with people looking for spots and how to keep it fair to all parties. GTPM will draft a form to include the question of whether a person is willing to share. GTPM will also look at what is currently being stored to see if there is a need to make a “canoe/kayak rack space”. This will allow those homeowners who just have a small boat to store to do so and share with others that have the same need. The HOA will look into purchasing a rack to store these vessels should the need be apparent.

8) New Business

a) Summer landscape bids

Wyoming Landscape would like to continue providing landscaping services to Melody Ranch and once again will be maintaining their current pricing. MD Landscaping also bid to have the contract

for landscaping. Upon review of the bid, it appeared that there may have been some confusion with regard to the scope of work. GTPM sent the property map with the request to verify their pricing. This contract review will be tabled for a future meeting.

b) Ditch Maintenance

The work in the ditches still needs to be completed to clear out sediment. This will provide a positive flow of the water coming in from the head gate. Westwood Curtis was slated to do this work but early flow prevented it from occurring. We will aim for this to be done in the early spring and include it in the 2017 budget.

9) Adjournment 6:01

Due to the holidays, the December board meeting will be changed to December 13th instead of the 20th. It will be an abbreviated meeting.