

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, January 16, 2018 at 8:45 am

DRAFT MINUTES

CALL TO ORDER: 8:45

Board Members Present:

Jonathan Robinson

Todd Ellingson

Flo McCall

Mike Gersack

GTPM:

Carrie Gralund

Demerie Northrop, by phone

Tina Korpi

GUESTS:

Rich Bloom

Jason Leslie

Michelle Linville

Laurie Harris

Lisa Holmes

1) Homeowners & Guest Time

~The owners from the Melody Ranch Townhomes attended the meeting to discuss the matter of the dues increases as it concerns the units with expiring sunset clauses. It is their feeling that the increase from the townhome rate to the market rate is too high and is shocking. In addition, they believe that since the common area is taken care of by the Townhome association and not the Melody HOA they should not have to pay full market rates. Jonathan explained that this was what had been determined by previous boards and what was agreed to when the townhome owners purchased their units with the Sunset Clause. He further explained that the expired homeowners are no longer restricted and are able to sell their townhouse on the open market. The owners of the Townhomes contend that since they have to pay for the Melody Ranch Townhome HOA as well as a special assessment for their roofs that they should not have the \$30 increase in dues.

- Following the meeting, Bob Hammond confirmed with GTPM that when he was on the HOA board it was determined that since the open space land that Melody Ranch had been mowing and caring for belonged to the Townhomes that the MRHOA should not have to pay for the maintenance of it as they were not the owners of that land (similar to how the HOA does not pay for the mowing and maintenance of any other homeowner's lot).

~ Rich Bloom attended the meeting to discuss the board's application of the settlement agreement from 2017. There was a settlement agreement agreed to by Rich Bloom and the board of directors that resulted in the open space landscape policy of February 8, 2017. Rich stated that it is his belief that the board is actively directing applicants on Section 3 and encouraging applicants to go into the open space behind the neighboring lots 75 feet in their tree counts. Jonathan stated that the intent of the board is to follow the policy as it is written and iterated to Rich that the board has not yet made any decision or vote on any applications that have been submitted for consideration. Rich stated he had a problem with the Weber request of removing 10 of the 13 trees in the open space directly behind his lot. He again indicated his disapproval of the board's interpretation of the 75' rule stating that they are undermining

the entire basis of the settlement agreement. Rich indicated that he is willing to move forward with a breach of the settlement agreement which constitutes a breach of contract. He further made it clear to the board that in his opinion such a lawsuit is not covered by the Directors and Officers insurance policy that the HOA carries. He suggested that the board table the Weber application to allow for time to review and clarify or he would be forced to file suit. The board tried to assure Rich that they were being thoughtful and balanced in their decisions and are not trying to undermine the intent of the policy in any way. Rich was unable to answer the board's question about his intent and interest and motivation to pursue another lawsuit especially in light of only one homeowner in the neighboring vicinity of effected homes having sent written opposition to the Weber application. Jonathan stated that there was far more support than opposition to the Weber application. Rich abruptly left the meeting. Jason Leslie stated he would be willing to work with the board on a modified open space policy if necessary.

2) Executive Session

The board entered an executive session at 9:44 and adjourned the executive session at 10:03

3) Approval of December 19, 2017 Minutes

Flo moved to approve the past meeting minutes. Jonathan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The board thanked GTPM for their hard work in collections resulting in a short delinquent list.

ii) Financial Review

Demerie reviewed the financial report indicating that the maintenance reserve account currently has \$176,735 and the operating account balance is \$54,317. Income for 2017 totaled \$260,245.71 which is \$10,750 more than the budget. Expenses totaled \$256,872 which was over budget by \$7,215 leaving the overall 2017 year-end income at \$3,373.09.

These amounts include the amount spent on the new mailboxes (which were required by the US Postal Service). Todd moved to approve the income and expense statement. Jonathan seconded the motion. All voted in favor.

iii) Review 2018 Draft Budget

Todd will work with Rob to get the final budget worked out so it can be sent to homeowners in the coming week.

5) GTPM

Jim Vito has asked for the board's help in the removal and/or redirection of a neighbor's security cameras. There are three cameras at this house. Two are pointed toward the front as security cameras and one is pointed toward the Tetons. The issue is that in order to view the mountains, the camera view intersects six lots/houses. Jim feels this is a privacy issue and is extremely uncomfortable about someone being able to use a camera to see into people's yards and windows. The board will look into his request and discuss at the next board meeting as it appears to violate the noxious and offensive activities rule (Section 5.8 in the CC&Rs).

6) Violations - Violation Log

There were no major violations to discuss at this time.

7) Old Business

a) DRC Proposed Language ... tabled

b) Sales Office ... tabled, but will be included on the agenda at the annual meeting as it is a major undertaking.

c) Front Entry Signs and Lighting

Based on the homeowner survey completed last year, this was an issue the owners would like to see done. The 2018 budget will include funds for the design and development of signs and lighting at the entrances to Melody Ranch. The board would like a brief survey for homeowners to complete at the annual meeting asking them if they like the idea of entry signage, if the proposed budget is acceptable and if they have any further comments.

d) Poor Mail Service Discussion

Not discussed

e) Pond Maintenance

Steven Smith has found a company who can install a new liner for Pond 5 for \$32,000. This amount does not include the removal of the current liner or excavation. This would be a major capital expense and could potentially be discussed for 2019. The board decided not to include it in the 2018 budget.

8) New Business

a) Board Member Opening

There have not been any homeowners who have expressed an interest in joining the board of directors.

b) DRC Openings

The board would like to discuss increasing the ARC fees to pay for a committee that is comprised of paid professionals.

c) Review annual meeting agenda

The President and Treasurer's reports need to be given to GTPM by January 24th so meeting packets can be made and mailed to all homeowners.

d) Discuss Site Visit to Weber house re. open space application

There will be a site visit to the Weber home on the 24th – the board will coordinate with Mr. Weber, weather permitting.

9) Adjournment 10:36

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of January 22, 2018

<u>Wait list for a double space (9x50)</u>			<u>Wait List for a single space (9x25)</u>				
	<u>Date Applied</u>			<u>Date Applied</u>			
1	Shannon Yarrow	5/28/2013	**	1	Sheila Poore	Spring 2014	*Offered P
2	Mike Welch	7/29/2013	*	2	Steven Smith	7/18/2014	
3	Teresa & Bo Miller	9/10/2013	*	3	Paul Cayot	7/19/2014	** Did not
4	Frank & Kathy Lyons	3/11/2014	*	4	Carly Hills	8/15/2014	
5	Hunter Frobeck	7/3/2014		5	Denise Joy	8/21/2014	
6	Warren Myers	7/15/2014		6	Matt & Emily Cooper	9/4/2014	
7	Paul Dykeman	10/29/2014		7	Mira Lee	10/6/2014	
8	Ben Mateosky	2/1/2015		8	April Owen	2/2/2015	
9	Jim Vito	3/1/2015		9	Michelle Poulson	2/11/2015	
10	Jim & Lisa Ryan	3/1/2015		10	Maria Sloan	2/15/2015	
11	Brian Parker	4/11/2015		11	Alexandra Robinson	3/23/2015	
12	Sandra Zender	5/11/2015		12	Dana Gatt	4/1/2015	
13	John Taylor	7/9/2015		13	Max & Lori Rhyner	5/5/2015	
14	Dana Gatt	8/1/2015		14	John & Heather Robinson	6/8/2015	
15	Brandi Brewer	8/14/2015		15	Shannon Yarrow	6/30/2015	
16	Chip Reid	9/25/2015		16	Sarah Toal	6/30/2015	
17	Amy Aronowitz	10/4/2015		17	Max Rhyner	8/5/2015	
18	Diane Mahin	10/10/2015		18	McSorley/Alan Bonnett	8/15/2015	
19	Catherine Cooper	5/9/2016		19	Peter Brighton	9/9/2015	
20	Carl Hee	8/1/2016		20	Nathan Bianchin	9/14/2015	
21	Gram Pizzaro	6/5/2017		21	Chip Reid	9/25/2015	
				22	Shawn Ankeny	9/29/2015	
				23	Jennifer Chonchiski	10/16/2015	
				24	Tonya Mark	11/8/2015	
				25	Kent McBride	11/22/2015	
				26	Chad & Katie Jackson	11/23/2015	
				27	Gary Duquette	1/21/2016	
				28	Michelle Linville	1/29/2016	
				29	Donald Beale	2/29/2016	
				30	Eric Jost	3/14/2016	
				31	Caroline Hines	4/14/2016	
				32	Leslie Davis	4/26/2016	
				33	Shawn Wright	4/27/2016	
				34	Marvin Arriola	5/30/2016	
				35	Michael Schrotz	5/31/2016	
				36	Scott Barrett	5/31/2016	
				37	Christanto Morales	6/2/2016	
				38	Michael Heatley	6/6/2016	
				39	David Crawford	6/7/2016	
				40	Avi Kantor	6/15/2016	
				41	Todd Lamppa	7/7/2016	

42	Jen & Jonathan Hunt	8/29/2016
43	Buckner Woodford	10/6/2016
44	Ted Dawson	4/21/2017
45	Stan Czarniak	5/2/2017
46	Will Holden	5/9/2017
47	Britt & Jon Baker	6/5/2017
48	Michael Gersack	6/9/2017
49	Maureen Moliari	7/21/2017
50	Eric Balsa	7/30/2017
51	Debra Sagara	9/5/2017
52	Tony Scaffide	1/22/2018