

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Tuesday, February 20, 2018 at 8:45 am

### **DRAFT MINUTES**

CALL TO ORDER: 8:55

#### **Board Members Present:**

Jonathan Robinson

Todd Ellingson

Flo McCall

Mike Gersack

#### **GTPM:**

Carrie Gralund

Demerie Northrop, by phone

Tina Korpi

Amy Floyd

#### **GUESTS:**

Eric Weber

Jason Leslie

#### 1) Homeowners & Guest Time

~ Eric Weber attended the meeting to speak in favor of his application for Open Space Landscaping. As the board has reviewed the plans, walked through the property, contacted each of the owners in the neighboring homes and received feedback from several of them, Eric wanted to summarize by stating the his request to remove trees from the open space was in an effort to take advantage of the beautiful views of the Teton Range. Jason Leslie (the neighbor directly to the east of the Weber property) attended the meeting and spoke in support of Eric's request. He added that those lots were purchased for the views. Eric added he will be adding trees to the front of the property to provide screening that may be lost due to the removal of some of the trees on the berm.

#### 2) New Business

##### a) Discuss Weber open space application

The board received the Weber application on December 29, 2017 and has complied with each of the requirements in the open space policy. The application has been on the Melody Ranch website and has been presented to each of the owners within the required 500' of the lot. Comments have been received in support with formal opposition coming from two owners. The board met with Mr. Weber on January 24<sup>th</sup> at which time they walked the lot, walked through each room of the home to look at the views from each window. As per Section 3 the board determined that Mr. Weber met all the requirements. After a discussion, the two objection letters being read aloud, and individual comments being made by each board member, Flo moved to grant Eric Weber the authority to remove 10 trees as indicated by an "x" on page three of the application including the two chokecherry trees but not the eastern-most spruce tree. Mike seconded the motion. Three board members voted in support with Todd Ellingson abstaining as an adjacent lot owner. When the work is completed he will contact GTPM to have a board member walk the property with him to ensure the work has been done in compliance with the policy and the deposit will be returned. A formal letter will be sent to Mr. Weber. The letter will be added to the website and all 14 of the neighboring owners will be sent a copy of the letter.

3) Executive Session

The board entered an executive session at 9:35 and adjourned that executive session at 9:42

4) Approval of January 16, 2018 Minutes

Todd moved to approve the minutes from the January 16, 2018 meeting. Jonathan seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are no accounts of concern on the delinquent list at this time.

ii) Financial Review

With only one month of financials to review, there were no major issues to discuss. The operating account currently has \$68,446 and the maintenance reserve account has \$178,890 as of 1/31/18.

6) GTPM

There haven't been any matters brought to GTPM for this meeting.

7) Violations - Violation Log

There were a few violations but none that warranted a fine or further discussion at this time.

8) Old Business

a) DRC Proposed Language ... tabled

b) Sales Office ... tabled

As an aside, the cost to bring the sales office up to code may be cost prohibitive. However if there is a lot of interest from homeowners at the annual meeting, the board would like to have a committee formed to explore the costs and options for the building.

c) Front Entry Signs and Lighting

GTPM will look into who did the entry signs for Rafter J and will send the previous sketches to the board to look at again. Jonathan did receive an email from a homeowner concerned about the budget that is being proposed for signs to the community and that owner was not in support. The budget proposal is \$30,000 but homeowners can vote at the annual meeting to change or remove that line item.

d) Poor Mail Service Discussion

Tina met with the post master to discuss the numerous problems that owners are experiencing with their mail service. Homeowners are asked to contact her directly with any specific complaints or issues. The current carrier is on probation with her contract. If we report issues directly to the postmaster they will be promptly addressed: **Jennifer.L.Grutzmacher@usps.com**

e) DRC Open Seats

We will ask for volunteers for the committee at the meeting. The board would like to hire a professional (non-homeowner) to sit on the committee as well.

f) Security monitoring/nuisance issue

There have been two complaints about the video cameras that are currently at the home on Balsam

discussed at the last meeting. It would appear that the owners are in violation of Section 5.8 of the CC&Rs as these cameras are a nuisance impacting the enjoyment of people's lots. The board supports the use of video cameras for security purposes and protection of an owner's property, not as a tool that infringes on a neighbor's privacy. Tina will contact the owner and discuss this violation.

g) Annual Meeting Prep

Jonathan and Flo have expiring terms and Alan's vacant seat is also up for election.

9) Adjournment 10:36