

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, March 20, 2018 at 8:45 am

**DRAFT MINUTES**

CALL TO ORDER: 8:48

**Board Members Present:**

Jonathan Robinson

Todd Ellingson

Flo McCall

Mike Gersack

Matt Turner

**GTPM:**

Carrie Gralund

Demerie Northrop, by phone

Tina Korpi

**GUESTS:**

Steve Genzer

1) Homeowners & Guest Time

~ Steve Genzer presented his plans to change his existing deck to an addition on his home. The board acting in the capacity of the ARC reviewed the plans with him discussing the exterior wall lengths and roof pitch. With a utility box on the property Mr. Genzer did note the need to keep a 3' space between it and any structure as per Teton County code requirements. There is a problem with the setbacks as this lot prescribes a setback to the north of 20' which is much greater than any neighboring lot. The homeowner will go to the county and request that they provide him a letter providing a variation to the setback once locates are done. His request to build the addition will be tabled pending this additional information request.

2) Executive Session

The board entered an executive session at 9:12 and adjourned that executive session at 9:27

3) Approval of February 20, 2018 board minutes and review of March 5, 2018 Annual Minutes

This review will be tabled as the board would like to add additional details to the minutes.

4) ARC Review

a) Genzer – Addition to home, Lot 2-101, 4238 Melody Ranch Dr  
Tabled

b) Gannon – Control Fence, Lot 1-144, 4290 Kestrel Lane  
Todd moved to approve the control fence. Jonathan seconded the motion. All voted in favor.

c) Poulsen – Color Change, Lot 1-050, 1187 Melody Creek Lane  
Todd moved to approve the color change for siding and trim. Michael seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There is no action required on the delinquent accounts at this time.

ii) Financial Review

Todd discussed the financial report noting that when the 2018 budget was approved the pond maintenance line item was mistakenly decreased. With treatment of the ponds being an annual necessity the board will expect the budget to exceed the approved amount. The board will be cognizant of this in other expenditures through the year in an effort to make up the difference in the bottom line. The board will also explore some alternative treatments over the summer and fall regarding future pond maintenance.

6) GTPM

~Buschong has completed ski track grooming for the year.

~There is another broken window at the sales office. GTPM will check for any interior damage.

7) Violations - Violation Log

There were no major violations or fines to discuss.

8) Old Business

a) Pond #5

A proposal has been received from Y2 Consultants to look at Pond 5. They propose to do an impact study assessing any benefits or consequences to lining pond 5, the largest of Melody Ranch's ponds. The board discussed the need to have homeowners involved in the process to help develop a plan and priorities. Jonathan moved to have GTPM send out emails to homeowners living adjacent to all of the ponds and ask if they would be interested in joining a task force to evaluate pond maintenance and develop a 5-year plan for the pond capital improvements to submit to the board in October. Flo seconded the motion. All voted in favor.

b) DRC Proposed Language ... tabled until there is a DRC

c) Sales Office ... tabled

d) Front Entry Signs and Lighting

There was both support and opposition for entry signs at the annual meeting. The board would like to see if Paul vonGonTaard would be willing to refresh the sign on South Park Loop Road and then the HOA would create signs similar to the design of that sign to place at the main entries to the subdivision. GTPM will ask Teton Signs to create a proposal for four new entry signs in Melody Ranch. They would like to include a solar down lighting option to illuminate the signs being mindful of "Dark Sky" compliance. It was also discussed to approach the high school and see if there is a class that would want to have a project like this to build the entry signs. Additionally, Teton County may be able to replace the existing street signs by the entries to be bigger and reflective (similar to the other street signs along South Park Loop Road). Flo moved to have GTPM send the County a letter requesting the replacement of the entry signs. Jonathan seconded the motion. 4 board members voted in favor and one opposed.

e) DRC Open Seats

The HOA has one homeowner who has volunteered to be on the DRC. Todd is speaking to Jim Barlow about being the paid architect for the committee and a board member will also sit on the committee. GTPM will continue to look for committee members and hopefully will have a DRC ready for the April meeting.

f) Security monitoring/nuisance issue

Jonathan and Tina met at the Paris house with the caretaker and the security monitoring company. They were able to adjust the camera angles to eliminate views into the neighbors' properties to the east. The camera that is aimed to the north to capture the Teton views was also adjusted so as not to encompass people's bedroom windows. The view will still have backyards included in it but it was moved as far east as possible to retain mountain views and provide privacy to the neighbors to the north.

9) New Business

a) Discussion of Committees

Discussed above

b) Pond Maintenance Bid

The board would like to have JP from Mountain Town Maintenance attend the next meeting to discuss what he does for the ponds, if there is anything that can be eliminated from the quote to reduce the cost and to explore other options to chemical use.

c) Tree disposal by Sales Office

GTPM is able to remove the tree that fell over the winter for \$400 as opposed to the \$1,200 bid received from the next closest bidder.

d) Tree Maintenance Bid

The board will have WLC attend the next meeting to discuss their work regarding mowing, irrigation and weed work. We will request additional information from Scott at Evergreen prior to him pruning trees.

e) Election of Officers

The board elected the following slate: President, Jonathan, Vice President, Flo and Secretary/Treasurer Todd.

10) Adjournment 10:47