

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, April 17, 2018 at 8:45 am

**DRAFT MINUTES**

CALL TO ORDER: 8:48

**Board Members Present:**

Jonathan Robinson

Matt Turner

Flo McCall

Mike Gersack

**GTPM:**

Tina Korpi

Demerie Northrop, by phone

**GUESTS:**

JP Huser, Mountain Town Maintenance

1) Homeowners & Guest Time

JP attended the meeting to discuss pond maintenance with the board. He stated that his goal in treating the ponds in Melody Ranch is to control the algae and aquatic weed growth making the water clean and clear by using the least amount of chemicals as possible. He stated that this doesn't happen overnight as he has been treating the ponds for nearly 8 years. The biological agents take time to build up in the water and are not quantifiable until you see the color of the ponds change. The addition of microbes in the water has also helped with the clarity of the ponds. The removal of the cattails was necessary as they were choking out other species of vegetation on the pond perimeters. He treats the algae and controls the plant life in the pond for the aesthetics as well as the health of the pond. Aerators would be helpful in that they would oxygenate the ponds and make the microbes work better. If pond treatment were to stop the algae and weed growth would overtake the ponds which would take years to reverse.

2) Executive Session

The board did not enter an executive session.

3) Approval of 3/20/18, 2/20/18 board minutes & review of March 2018 Annual Meeting Minutes

Jonathan moved to approve the 3/20/18 board meeting minutes. Michael seconded the motion and all voted in favor.

Jonathan moved to approve the 2/20/18 board meeting minutes. Michael seconded the motion and voted in favor with Matt abstaining as he was not present at that meeting.

Jonathan moved to approve the annual meeting minutes in draft form. Flo seconded the motion and all voted in favor with Matt abstaining.

All will be posted on the HOA website.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The board would like monthly dialogue with the most delinquent homeowners to make sure they are consistently paying something for their dues.

Matt moved to give homeowners 45 days to pay assessments before a late fee/interest is assessed. Jonathan seconded the motion. All voted in favor.

ii) Financial Review

5) GTPM

~ There are several potholes in the RV Storage area. The board authorized GTPM to have those areas filled in before they get worse.

~ Teton County Weed and Pest would like to have permission to treat “Cypress Spurge” on HOA property. Jonathan moved to allow TCWP to treat this noxious weed. Flo seconded the motion. Michael added that he would like to be sure the berms and landscape easements are treated as well. All voted in favor.

6) Violations - Violation Log

There were no major violations or fines to discuss

7) Old Business

a) Pond Task Force

There are 7 homeowners who have volunteered to participate on the pond task force. Demerie will reach out to them and give them the goal which is to provide a 5-year maintenance and capital improvement plan for the board this fall. Jonathan is willing to give input if they would like a board perspective, but they task force can work together and separately from the board. They can meet at GTPM if they need a meeting area.

b) DRC Proposed Language ... tabled

c) Sales Office ... tabled

d) Front Entry Signs and Lighting

The idea is to have the existing sign on South Park Loop road refreshed and replicate that sign at the four main entries to Melody Ranch with some solar down lights. GTPM is working with Paul vonGonTard’s office and Teton Signs on this.

e) DRC Open Seats, update

Jim Barlow has agreed to join the DRC as the “paid architect.” There is one homeowner volunteer so far but we would like to have another one join the committee. We will continue to inquire with owners.

f) Pond Maintenance Bid, Follow up discussion

The homeowners in Melody Ranch have indicated their interest in prioritizing the ponds in Melody Ranch. With that in mind and the information from JP concerning the health and appearance of the ponds, Flo moved to accept the pond maintenance bid as presented from Mountain Town Maintenance. Jonathan seconded the motion and all voted in favor.

8) New Business

a) Sump Pump Pipe Application

Jonathan moved to approve the sump pump application provided a letter was sent to the homeowner

reiterating the importance that the open space be complete reclaimed with no visible disturbance to the existing vegetation. Michael seconded the motion. All voted in favor.

b) Letter from homeowner

A letter was received from a homeowner regarding various issues including limiting school buses in Melody Ranch, speeding on the roads, the need for the Start Bus to stop at Sage Meadows, the need for the “Tribal Trails” initiative and people not cleaning up after their pets. GTPM will address this letter and send a response to the homeowner on behalf of the board.

9) Adjournment 9:47

**Wait list for a double space  
(9x50)**

**Date  
Applied**

**Wait List for a single space  
(9x25)**

**Date Applied**

1	Shannon Yarrow	5/28/2013	**	1	Sheila Poore	Spring 2014
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
4	Frank & Kathy Lyons	3/11/2014	*	4	Carly Hills	8/15/2014
5	Hunter Froback	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
53	Heidi McBride (SM)	4/4/2018
54	Jim Miller	5/2/2018
55	Mitch Lewis	5/8/2018