

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, May 15, 2018 at 8:45 am

MINUTES

CALL TO ORDER: 8:48

Board Members Present:

Jonathan Robinson

Matt Turner

Flo McCall

Mike Gersack

Todd Ellingson

GTPM:

Tina Korpi

Demerie Northrop, by phone

Kelsey Bancroft

GUESTS:

Nick Orsillo, Wyoming Landscape

Rich and Becky Bloom

Dan & Shirley Thomas

Mike May

Nancy Martino

1) Homeowners & Guest Time

~ There were five homeowners in attendance at the meeting to voice their interest in having the board help homeowners form a taskforce to discuss and propose an amendment to the current Open Space Landscaping Policy. The guest homeowners want the opportunity to modify the existing policy to add more clarity and perhaps modify the controversial portions. Jonathan explained that at the March meeting the board had insufficient information and needed to follow-up with homeowners who voiced their support for such a task force at the annual meeting. Since then he has spoken to Karen Van Norman, Jason Leslie, and Mike May, who are all willing to be involved in a task force for this purpose. Mike May emphasized his interest in having a diverse group of volunteers on the task force. Becky Bloom stated she didn't think some homeowners such as Rich Bloom or Jason Leslie should be involved in the task force as they may exert undo influence on the process. Jonathan indicated that as a board member he was not opposed to receiving multiple proposals to review if necessary. Rich Bloom asked the board to indefinitely suspend the Leslie/Lofgren application that is currently tabled. Jonathan thanked the guests for their comments.

~ Nick Orsillo was asked by the board to attend the meeting to meet the new board members and discuss some of the current landscaping practices. He stated that the landscaping of Melody Ranch has gotten much easier than it was several years ago and he welcomes owners to contact Wyoming Landscape via Demerie at GTPM rather than speaking to the laborers directly. The board wanted to emphasize that if there are any issues with irrigation at the mature tree locations to cap those lines since trees would have an ample natural supply of water to survive and continue growing without the use of additional resources. The practice of not mowing the open space is going well and has been well received. We will continue to mow those open space areas that are of concern to homeowners to keep the suckers down. This will be done by request only.

2) Executive Session

The board entered an executive session at 9:32. They resumed the general board meeting at 9:42.

3) Approval of April 17, 2018 board minutes

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

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Paula Fleck, the HOA attorney, expressed concern about filing a lien on delinquent accounts so quickly. She suggested that the board wait before filing. GTPM sends a pink slip to owners that are over 30 days delinquent. A 1st letter and 18% interest are assessed after 60 days. A second letter and interest goes out after 90 days and an “intent to file a lien” letter is sent with the invoice and appropriate interest after four months of not receiving a payment on dues. The board would like to see the letters that are sent out and want to confirm that the interest being charged is consistent with the governing documents.

ii) Financial Review

5) ARC Review

a) Fox, 4255 Polo Pony, 2-17, Color Change

The homeowner presented two options for a color scheme on the home. The DRC recommendation stated that proposal #1 is ok. They preferred that the red door on proposal 2 comply with the “deep barn red” and flat or stain finish. Flo moved to approve either color proposal. Matt seconded the motion. All voted in favor.

b) Gannon, 4290 Kestrel, 1-144, Color Change

It was the opinion of the DRC that the proposed Fawn color for the house siding looked too white and bright and DRC would recommend a more subdued earth tone. The ARC discussed the color and agreed that it was not white but looked gray. Flo moved to approve the new colors. Jonathan seconded the motion. All voted in favor.

c) Paris, 4380 Balsam, 1-184, Fence on north property line

DRC recommends to board that they approve control fence request on northern border of their lot. The letter of approval should remind homeowner to verify fence is on their own lot. Flo moved to approve the fence. Matt seconded the motion. All voted in favor.

d) Leslie/Lofgren, 1-206, compliance with finish foundation variance

A board member did a site inspection and verified the finish foundation height was in compliance with the approved variance.

6) GTPM

~ There is a thorn bush in the open space that has concerned at least one homeowner. She would like this tree to be removed and replaced with some other tree like a spruce. Tina and Jonathan will work with a landscaper to get a proposal for this work as well as the other new tree plantings for 2018.

7) Violations - Violation Log

There is a homeowner on the violation list whose home was listed on VRBO with a minimum stay of 14 nights. GTPM contacted the owner who worked with VRBO and ultimately had the ad removed. She stated she never has and never would rent her home out on a short-term basis and sent emails with VRBO substantiating the claim that they had a glitch and were trying to change that on her listing. The board suggested that in her description that she state directly that no rental less than 30 days would be permitted.

8) Old Business

a) Pond Task Force

Five members of the pond task force met on May 14th. They discussed their purpose and what they wanted to accomplish and will put together an objective statement for the next meeting declaring they would be working to make the ponds ornamental and aesthetically pleasing in a natural state that would not be hazardous to animals, children and wildlife. They want to maintain momentum and meet within the coming month. They would also like to include an aquatic biologist from the conservation district at the next meeting. They discussed the need for constant flow, the potential if pumps noting the ponds were a real asset to the homes and community at large.

b) Front Entry Signs and Lighting

Teton Signs sent a few concepts for the board to review. They liked one of the options and want to add the street name for the three signs (Melody Ranch Dr. Melody Creek Lane and Kestrel Lane). GTPM will continue to work with Teton Signs to get pricing and proofs for review. GTPM will also talk to the ISD to get permission from them to have the proposed signs erected at each of the three main entrances. Photos of the approved signs are to be included in the newsletter once fully approved by the board and ISD.

c) Teton County to replace street signs on South Park Loop

Teton County spoke to Demerie and confirmed that they would be addressing the existing street signs on South Park Loop Road. They will bring them forward to make them more visible and they will be slightly larger to match the other signs along that road.

d) DRC Open Seats, update

There have been no additional volunteers for the DRC.

e) DRC Proposed Language ... tabled

f) Sales Office

The board thought it would be a good idea to also open up an invitation for people to join a task force to work on what to do with the sales office. This request will be added to the June newsletter.

g) Security and View Cameras in Melody

A homeowner who has a video camera pointed at the Tetons to look at the views while he is away is still being questioned by a neighbor. Although the camera angle has been adjusted, the neighbor would like to amend the covenants to ban view cameras altogether. The board agreed that the

neighbor is more than welcome to draft an amendment to the CC&Rs and work on that initiative on his own.

9) New Business

- a) Given the current interest in a task force to draft a proposed amendment to the current open space landscaping policy as well as the legal questions raised by a homeowner to indefinitely table the Lofgren/Leslie proposal, the board will review all aspects with legal counsel.

10) Adjournment 10:43

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of June 19, 2018

<u>Wait list for a double space</u>		<u>Date Applied</u>		<u>Wait List for a single space</u>		<u>Date Applied</u>	
<u>(9x50)</u>				<u>(9x25)</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
53	Heidi McBride (SM)	4/4/2018
54	Jim Miller	5/2/2018
55	Mitch Lewis	5/8/2018
56	Sean Clark	6/4/2018
57	Lance Windey	6/13/2018