

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 18, 2018 at 8:45 am

MINUTES

CALL TO ORDER: 8:47

Board Members Present:

Jonathan Robinson

Todd Ellingson

Mike Gersack

Flo Phillips

Matt Turner

GTPM:

Tina Korpi

Kelsey Bancroft

Demerie Northrop, by phone

Guests:

Jason Leslie

Eric Weber

1) Homeowners & Guest Time

Jason Leslie attended the meeting to answer any questions the board may have in the process to finalize and vote on his open space landscaping request. Eric Weber attended in support of Jason and his request. There have been no other homeowners in attendance to discuss or observe the process either in support or in opposition. Jason walked the property with the two owners who had previously voiced disapproval of his plan. There was additional discussion about trying to transplant the trees to a neighbor that are to be removed, but that is still being discussed by the homeowner. The board would need to see a landscape plan prior to approval. Jason would like to have the landscaping all completed before the first snow.

2) Executive Session

An executive session began at 9:08 and adjourned at 9:13.

3) Approval of August 21, 2018 board minutes

Todd moved to approve the meeting minutes from August 21, 2018. Flo seconded the motion and all voted in favor with Matt abstaining from the vote.

4) ARC

a) Tzompa, 2-72, 4246 Melody Ranch Dr. Fence request

The DRC recommended approval of the fence request with the caveat that the fence be limited to 4', not 5' as requested, as per the design guidelines. Todd moved to approve the fence at 4'. Matt seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There has been a lot of payments received in the last month bringing the delinquent list down to three owners.

ii) Financial Review

The board reviewed the financials and agreed that the new pump would be paid from the maintenance reserve account.

6) GTPM

There has been a request to have the open space mowed behind a home on Kestrel. GTPM will work with Wyoming Landscape to put together a 3-year plan to mow the open space areas so they don't get too overgrown. This will allow for less annual spending on mowing but will still provide some relief to areas that are becoming overgrown.

***Following the meeting GTPM received a bid from Wyoming Landscape to divide the open space native mowing in the amount of \$7,866 for the next three years. On 9-24-18 via email Jonathan moved to approve this bid and have the mowing done. Michael seconded the motion. All voted in favor.

7) Violations - Violation Log

The owners with the most violations have all corrected the issues without the need for fines to be assessed.

8) Old Business

a) Pond Task Force update

There is no update from this committee at this time.

b) Front Entry Signs and Lighting update

Teton Signs is waiting for County approval before these can be installed. Jonathan will draft an MOU for the ISD once that approval has been given. He will model it after other MOU's in the HOA and will have Paula review and refine it as necessary.

c) Planting new trees in open space

There is support from the homeowners in the Melody Creek/Balsam area to support adding trees to the open space to help the aesthetics of the entry. Jonathan found 9-12' spruce trees that can be purchased and planted for \$345 each. The board supports this effort.

d) Open Space Landscaping Policy Task Force update

There is no update from this committee at this time.

e) Sales Office Task Force update

This task force has met again and is exploring options for what can be done with the sales office. They are looking into the historic relevance of the old sales office and will be going through it to see what cost would be involved in bringing it to code for use. The board will consider any request proposed by the committee in a timely manner. They would like to have one of the members of the group attend the next board meeting to discuss their progress.

f) Irrigation Pump replacement and digital meter discussion

Weber Drilling will be contacted to get a final quote on the digital meter. This will be circulated via email to the board.

9) New Business

a) Leslie/Lofgren open space landscaping application

The board walked the property observing the views on August 29th. They counted 21 trees within 75' of the northern border of the lot. The policy allows for 50% of the trees to be considered for removal. Written support of the application was proved by Heather Poole, Carl Hee, Flo Phillips, Jim Ryan and Mike May. Harv Weisman voiced his opposition to the initial application but has provided no written comment on the amended proposal. Flo moved to approve the application to remove the 10 trees from the berm. This must be done and the area must be reclaimed within 60 days from today. Michael seconded the motion and all voted in favor.

b) Discussion of Garage Door required materials

A homeowner requested a replacement garage door but would like it to be steel. He indicated that there are many other homes in Melody Ranch that do not have the wood or wood-clad garage doors as required in the design guidelines. The owner is always welcome to apply for a variance for the ARC to consider.

10) Adjournment 9:53

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>Date Applied</u>	<u>Wait List for a single space (9x25)</u>		<u>Date Applied</u>	
			**	1 Sheila Poore	Spring 2014	*Offered P
1	Mike Welch	7/29/2013	*	2 Steven Smith	7/18/2014	** Did not
2	Teresa & Bo Miller	9/10/2013				
3	Frank & Kathy Lyons	3/11/2014	*	3 Carly Hills	8/15/2014	
4	Hunter Frobeck	7/3/2014	**	4 Denise Joy	8/21/2014	
5	Warren Myers	7/15/2014				
6	Paul Dykeman	10/29/2014		5 Mira Lee	10/6/2014	
7	Ben Mateosky	2/1/2015		6 April Owen	2/2/2015	
8	Jim Vito	3/1/2015		7 Michelle Poulson	2/11/2015	
9	Jim & Lisa Ryan	3/1/2015		8 Maria Sloan	2/15/2015	
10	Brian Parker	4/11/2015		9 Alexandra Robinson	3/23/2015	
11	Sandra Zender	5/11/2015		10 Dana Gatt	4/1/2015	
12	John Taylor	7/9/2015		11 Max & Lori Rhyner	5/5/2015	
13	Dana Gatt	8/1/2015		12 John & Heather Robinson	6/8/2015	
14	Brandi Brewer	8/14/2015		13 Shannon Yarrow	6/30/2015	
15	Chip Reid	9/25/2015		14 Sarah Toal	6/30/2015	
16	Amy Aronowitz	10/4/2015		15 Max Rhyner	8/5/2015	
17	Diane Mahin	10/10/2015		16 McSorley/Alan Bonnett	8/15/2015	
18	Catherine Cooper	5/9/2016		17 Peter Brighton	9/9/2015	
19	Carl Hee	8/1/2016		18 Nathan Bianchin	9/14/2015	
20	Gram Pizzaro	6/5/2017		19 Chip Reid	9/25/2015	
21	Jason Leslie	6/19/2018		20 Shawn Ankeny	9/29/2015	
				21 Jennifer Chonchiski	10/16/2015	
				22 Tonya Mark	11/8/2015	
				23 Kent McBride	11/22/2015	
				24 Chad & Katie Jackson	11/23/2015	
				25 Gary Duquette	1/21/2016	
				26 Michelle Linville	1/29/2016	
				27 Donald Beale	2/29/2016	
				28 Eric Jost	3/14/2016	
				29 Caroline Hines	4/14/2016	
				30 Leslie Davis	4/26/2016	
				31 Shawn Wright	4/27/2016	
				32 Marvin Arriola	5/30/2016	
				33 Michael Schrotz	5/31/2016	
				34 Scott Barrett	5/31/2016	
				35 Christanto Morales	6/2/2016	
				36 Michael Heatley	6/6/2016	

37	David Crawford	6/7/2016
38	Avi Kantor	6/15/2016
39	Todd Lamppa	7/7/2016
40	Jen & Jonathan Hunt	8/29/2016
41	Buckner Woodford	10/6/2016
42	Ted Dawson	4/21/2017
43	Stan Czarniak	5/2/2017
44	Will Holden	5/9/2017
45	Britt & Jon Baker	6/5/2017
46	Michael Gersack	6/9/2017
47	Maureen Moliari	7/21/2017
48	Eric Balsa	7/30/2017
49	Debra Sagara	9/5/2017
50	Tony Scaffide	1/22/2018
51	Heidi McBride (SM)	4/4/2018
52	Jim Miller	5/2/2018
53	Mitch Lewis	5/8/2018
54	Sean Clark	6/4/2018
55	Lance Windey	6/13/2018
56	Jason Leslie	6/19/2018
57	Olivia Ryan	8/3/2018
58	April Cunningham	9/12/2018
59	Theresa Zacharias	9/14/2018