

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, December 18, 2018 at 8:45 am

MINUTES

CALL TO ORDER 8:54

Board Members Present:

Jonathan Robinson

Todd Ellingson

Michael Gersack

Matt Turner

GTPM:

Demerie Northrop, by phone

Tina Korpi

Guests:

Steven Smith

Warren Myers

Jim Hammerel

Mike Welch

1) Homeowners & Guest Time

~ Pond Task Force, Task Force Members Steven Smith and Warren Myers

The pond committee has been working with the Teton County Conservation District (TCCD) on assessing the current pond conditions and how to improve the quality of the water, the aesthetics of the ponds and the ecological impacts of them. The pond committee would like to balance the water flow and quality with the obligations to communities downstream. There are several options available and the task force is investigating these. The introduction of other riparian vegetation around the ponds (including willows, bull rushes and grasses) could help minimize the amount of algae in the ponds and increase the presence of wildlife. There are grants available through the TCCD for water quality and habitat developments to balance aeration and vegetation in the ponds. Melody Ranch is recognized as a potential model for other ponds in the valley and they would like to work with the HOA to improve them. The committee would like to recommend that GTPM continue its efforts in maintaining the ditches and head gates and continue to clear out vegetation and or silt that may restrict the water flow through the ditches in Melody Ranch. There will likely be a phased approach to the pond work to include lining Pond 5 and several of the ditches that flow between the ponds in Melody Ranch. Additionally, the committee would propose a "Pond Improvement Day" in the community where neighbors can be active in plantings and cuttings around the ponds. This would be done in an effort to reduce the labor expense of hiring the work to be done and would foster education and awareness of homeowners about pond ecology and pond management. It was suggested that the pond task force grade or rate each pond in order to prioritize them. The board would like to get an idea of a budgetary place mark for the next meeting for the initial phase of work.

~Old Sales Office, Task Force Member Jim Hammerel

The Sales Office committee has been working with the Teton County Preservation Board (TCPB) who has provided them with information and helpful resources in their work. They have an interest in the history of the building as it was originally built in Grand Teton National Park on the banks of Jackson

Lake. They would like to look further into that history. April Norton from Teton County is also looking at the building from the perspective of repurposing it as affordable housing. She will look at it with the task force later in the week. It is currently zoned for recreational open space. It has recently been vandalized again as the door was kicked in and a window was smashed. These have been repaired and boarded up for the time being until such time that something can be decided about the future of the building. The opinions of neighbors are greatly varied and it is the goal of the task force to discover the best use and value for the building, knowing that it will not satisfy everyone. It is currently a growing liability. There will be a report available for the annual meeting. In the meantime, the task force would ask for \$2,500 to be placed in the budget for incidental expenses for 2019.

2) Executive Session

The board did not need to enter an executive session.

3) Approval of November 20, 2018 board minutes

Todd moved to approve the meeting minutes from 11/20/18. Jonathan seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

In the past month \$2,138.33 was collected in past dues. There is currently \$1,641.75 in outstanding delinquent dues. The owner with the most outstanding balance called GTPM with the promise of payment in full this week.

ii) Financial Review

Todd moved to approve the financial statement. Jonathan seconded the motion and all voted in favor.

5) GTPM

A homeowner has renewed his request to install a honey beehive on his property behind his home in the spring. GTPM will check the covenants and make sure there is no restriction for this.

6) Violations - Violation Log

The violation log was extremely short as people have winterized and put away their summer toys. GTPM is continuing is bi-weekly drives through the neighborhood to check for continued compliance.

7) Old Business

a) Pond Task Force update

See update above in homeowner time.

b) Front Entry Signs and Lighting update

Someone recently slid into the entry sign on Melody Ranch Drive. The sign parts have been recovered and the sign will be replaced in the spring. The sign may be relocated further back to avoid continued exposure to people sliding at that intersection.

c) Open Space Landscaping Policy Task Force update

There has been no activity by this group.

d) Sales Office Task Force update

See update above in homeowner time.

e) Irrigation Pump replacement and digital meter discussion

There has been no action to report on this item.

8) New Business

a) New DRC Volunteer

Homeowner Lou Wade has volunteered to join the DRC. She has many years of experience on a different HOA board and is eager to help Melody Ranch now that she lives in the community.

b) Dog Bite Owner Request

A homeowner was recently bit by an unstrained dog in melody Ranch requiring a trip to the hospital for the 5 puncture holes in his leg. He did not want to share the name of the dog owner but would like the board to request that all dogs be kept on leashed in the community and for his “story” to be made known. The board agreed to put an article in the newsletter to advise people of the situation and to remind everyone that this is an animal control issue. Should there be an incident of a dog bite, attack or being off-leash homeowners are asked to report it to animal control as they are trained and skilled to handle these matters.

9) Adjournment 10:12

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 Mike Welch	7/29/2013	1 Sheila Poore	Spring 2014
2 Teresa & Bo Miller	9/10/2013	2 Steven Smith	7/18/2014
3 Frank & Kathy Lyons	3/11/2014	3 Carly Hills	8/15/2014
4 Hunter Frobeck	7/3/2014		
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
22 Neal Larsen (wants larger)	10/9/2018	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
60	Ruslan Khusainov	10/12/2018
61	Diane Peterson	10/15/2018
62	Gary Pollock	12/10/2018