

**THE MEADOWS AT MELODY RANCH
HOMEOWNER'S ASSOCIATION**

**BOARD OF DIRECTORS' MEETING
TUESDAY, January 23, 2007
Minutes**

1) Call to Order (4:35)

2) Attendees

Steve Ashworth- Parks and Recreation-pathways maintenance

Brian Schilling- Pathways coordinator-makes sure system is up and running

Brett Kroger

Jodi Siegfried

David Quinn

Kadie Plummer

Lauri Harris

David Kaufman

3) Homeowners' Time

a.) Steve Ashworth – Parks and Recreation Dept.

Light post - It is Sage Meadows'. A letter is to be sent to the Sage Meadows HOA, clarifying that it is their responsibility to repair the lamp post and giving further directions of whom they can contact with the Parks and Recreation Department if they have any further questions.

Pathways will be transferred over to Parks and Recreation Department when the Development Company completes all items on the punch list. Mutt Mitt station is potential done by paws and funded by the county. No winter maintenance planned. Winter grooming is funded by State Trails and just a parks and recreation deal. It is a recreational trails program. It will stay gravel.

Parks - The original park program was planned 11 years ago. There is a park exaction based upon either a land or dollar unit a formula that the county has per residential unit. This can go towards pathways, parks, or any other public service. "The county usually gets more done than planned". Since the original plan, water issues have come into play through the creation of unexpected jurisdictional wetlands. The Core of Engineers is required by the federal government to preserve wetlands because they have been destroyed in so many venues. Lately, there has been flooding every year due to irrigation practices of Melody Ranch neighbors, contributing to the wetland establishment. The soccer field and gravel parking lot, that was originally planned, is no longer feasible, physically or legally. After assessing the trends and needs of melody ranch, a neighborhood park may be the ideal solution for the area. The park would include a number of various amenities including a picnic shelter, restroom facility, playground, grassy area, and a multi-purpose court (Basketball, rollerblade, etc.). Because of easy accessibility and to try to discourage too much outside community use, a maximum of 7-10 parking spaces should be needed.

Wetland – The wetland will be enhanced by using it as a viable, attractive water feature. With some Kentucky-blue grass and a head gate to control the water flow it will be the

perfect place for pick-up games or to toss a Frisbee. The area is probably 600x100, just under an acre. This area is the lowest area of the entire development.

Pathways was granted money from the state to connect the pathway from hwy 89 to the "park". This had to be put on a back burner because of the wetland establishment. Until the park is built, the pathways cannot move any further than up to Kestrel. The bridge will need to be reconstructed and the roads will need realignment. Pathways parallel to the road are the best bet. The pathway will be asphalt, from Cortland to Melody Ranch Drive with a bridge. When MR conveys the easement to TC the path RU1-9 will be changed to asphalt, as well. There will also be a separate equestrian path. So far \$114,000 has been transferred to TC to use to start the planning process and so forth for this in 2008 fiscal year. Steve said he would like to get SOMETHING (at least one amenity) established for the homeowners with that money so it is not just a piece of unused land. He will use a consultant to help with spending the \$114,000. He has met with the Core and the consultants regarding establishing delineation. By talking to county commissioners and let them know feelings on these issues we are more likely to get more funds and manpower.

David suggests MRD doing some of its own park improvements.

b.) Beverly Mack's deposit transfers with the lot purchased by the Teton County Housing Authority. Any questions she has regarding this deposit will need to be addressed to them and not the Melody Ranch Homeowners' Association.

- 5) Bud Hill – Performed a security check on Friday, January 5, 2007. 4 minor violations – said everything looked very good.
- 4) Correction, approval, or disposition of minutes of previous meeting – December 19, 2006-approved.
- 5) Reports of Officers
 - a) Secretary Treasurer
 - i) Preliminary Budget Review 2007-email to Brett-bylaws
 - ii) Financial Review – December 2006-all approved
 - iii) Aging Report
- 6) Reports of Board & Standing Committees -none
- 7) Reports of Special Committee - None
- 8) Unfinished Business – None
- 9) New Business – Make meeting date for 2007 Budget review
- 10) Announcements –None
- 11) Adjournment (6:15)