

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, January 20, 2015, 4:30 pm

MINUTES

CALL TO ORDER: 4:37

Board Members Present:

Todd Ellingson

Bo Miller

Alan Nevius

Bob Hammond

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

Absent: Kristine O'Brien

GUESTS:

Mark Deluge, Teton County Weed & Pest

1) Homeowners & Guest Time –

Mark Deluge from Teton County Weed & Pest attended the meeting to answer questions from the board about noxious weeds in Melody Ranch. Mark discussed the cost sharing program that is funded by the Teton Conservation District. This program pays 25% (up to \$150) of the expenses for noxious weed spraying for those who apply. If homeowners want to participate in the cost share program, TCW&P will come to the property, map it and show the homeowner the weeds and provide treatment recommendations. Weed and Pest can also provide homeowners with backpacks to use, at no cost, as well as sell them the chemicals necessary to treat their weeds. Melody Ranch has been doing a good job of keeping up with the noxious weeds in common space. Mark will come out to the property this spring and work with Damien from Wyoming Landscape to remap the area and identify any species that will need to be treated. They recommend spraying at the end of June and again in the middle of August/first part of September. They would also suggest watering the open space less, as it tends to encourage the weeds to grow and germinate more frequently.

2) DRC

a) Dunlap – Lot 1-199, 4350 4375 Balsam Ln (New Construction)

The DRC reviewed the plans and materials for this home and recommended approval of it as well as the 8" increase in the stem wall height variance. Todd moved to approve these plans with the variance. Alan seconded the motion. All voted in favor.

b) Farren – Lot 1-179, 4345 Balsam Ln (Color Change)

The DRC approved the lighter color for this home that is currently being built. Todd moved to approve the new color. Alan seconded the motion. All voted in favor.

c) Tillemans – Lot 2-038, 4281 Chickadee Circle (Variance)

This variance request was made by a prospective buyer with concerns about ground water in the area. The DRC could not recommend approval at this time because the owner of the lot had not made the request, no plans were submitted to provide a reference to a structure height or depth of

foundation and there was no information given concerning the topography or a site elevation. The board supported this position and agreed not to take action on this request. GTPM will send a letter of explanation to Ms. Tillemans.

3) Approval of Tuesday, December 16, 2014 Minutes

Bo moved to approve the minutes from the last meeting. Alan seconded the motion. All voted in favor with Todd abstaining from the vote.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Most of the delinquent accounts have been paid in full. There are a few homeowners remaining on the delinquent list. The board would like to have another letter sent to Mr. Knauss before any legal action is taken explaining that a lien has been filed and to kindly take care of his dues. They would also like GTPM to call the other delinquent owners before filing a lien. GTPM will send the new board members samples of the delinquent letters.

ii) Financial Review – December 2014

Rob answered a few questions from the new board members about the financials. There is a lot of expense in the irrigation and open space mowing – GTPM will contact Wyoming Landscape and see if we can make a few adjustments to the contract and to the services in those areas. Specifically, the board would like to try mowing the open space every other year. In addition, if the open space irrigation could be cut in half, that is to say every other day instead of every day, it could save a great deal of money in electricity, repairs, maintenance and reduce the growth of the weeds. There may be a problem with the pumps being able to maintain that reduced level of watering, so they will need to be inspected and perhaps replaced. The engineering costs and the large expense related to legal fees were discussed to clarify questions the new board members had.

Todd and Tina will review the interest rates of the various bank accounts held by the HOA.

5) GTPM

There were no issues brought to GTPM by homeowners for the board meeting.

6) Violations - Violation Log

Demerie explained the violation process to the new board members and the process as it relates to getting a violation and a fine. GTPM will provide the new board members with samples of violation letters.

7) Old Business

a) Annual Meeting, Approve Proposed Budget

At the annual meeting we will include a discussion that the board had a capital reserve study conducted and is creating a 20-year plan as it relates to the HOA's assets. The board would like to change the income lines as it relates to violations and late fees and remove those items from the budget. With that change, Todd moved to approve the budget. Bo seconded the motion. All voted in favor.

8) New Business

a) Restructure Meetings discussion

The board would like to see “Action Items” on future agendas to help get closure on issues. These will be issues that will require a vote at that meeting. The board also agreed to keep the meeting time at 4:30 but will look into meeting less frequently after the annual meeting.

b) Bill paying process discussion

Todd moved to add Tina as a signer on the operating account and to make it a Trust Account. Todd and Bob will be the only signers on the maintenance reserve account. Alan seconded the motion. All voted in favor.

c) Dogs on the ski track

Todd moved to allow dogs on the ski track. Bo seconded the motion. All voted in favor. GTPM will have the signs removed.

9) Adjournment 7:04