

The Meadows at Melody Ranch
Homeowner's Association
Board of Director's Meeting
Monday, July 20th, 2009, 5:00 pm
MINUTES

CALL TO ORDER@ 5:02 pm

Board Members Present:

David Quinn
Bob Hammond
David Kaufman
Brett Kroger
Rich Bloom

Others:

Robbi McCain – GTPM
Cynthia Wiley – GTPM
Matthew Bart – Homeowner

- 1) Homeowners' Time –
 - a) Matthew Bart (4235 Melody Ranch Dr) – Violations – would like to waive fines
Rich Bloom moves to waive the fees for these violations. Bob Hammond Second. All in favor
Matthew would also like to get his landscape deposit back. Matthew needs to contact Jennifer Anderson or Ray Schriber with Teton County to get their approval on his swale before Melody Ranch will release his landscape deposit.
Matthew volunteered to be on the Architectural Review Committee.
 - b) Steve Marsteller (826 Morgan Ln) – Violations – would like to waive fines
Steve Marsteller removed the plywood and is now in compliance with the Design Guidelines. Rich Bloom moves to waive the fees for the violations. Brett Kroger Seconded. All in favor
 - c) Laura Vignaroli (4265 Kestrel Ln) – Mowed over sprinkler head on open space - \$108.02
GTPM has pictures where the homeowner mowed on the open space. The homeowner is responsible for the cost.
 - d) Pete Kendzior (756 Wind River Ln) – Would like an 80 Ft tree removed
This is part of the Townhomes HOA. Pete needs to contact the Townhomes Board of Directors.
 - e) Tom Davis (4295 Melody Ranch Dr. – RU2 – 35) – Pond Growth/smell/mosquito's
When it gets hot, the wetland ponds release gas. There has been a biologist out there. The County sprays for mosquitos. GTPM will check with Weed & Pest for larva side tablets.
 - f) Theresa Zacharias (1224 Melody Creek) – Over grown cottonwoods on open space – would personally like to hire someone to move the cottonwoods to another part of the subdivision – blocks her view of the Tetons.
The Board will not let homeowners move a tree that sits on open space.
- 2) Approval of June 16, 2009 Minutes
Page 3, strike paragraph under item 5. Bob Hammond approves the minutes with the corrections. Dave Kaufman Seconded. All in favor. Rich Bloom and Brett Kroger abstain.
- 3) Report of Officer
 - a) Secretary Treasurer
 - i) Financial Review – May 2009

ii) Financial Review – June 2009

Robbi reviewed the financials with the board.

iii) Delinquent HOA Dues Report

The Board would like the attorney letters to be sent. The Board would also like to see the total amount due.

4) Architectural Review Committee

- a) Riley Deck – 4340 Balsam Ln (Lot 176)
- b) Dooley/Elms Fence – 776 Sycamore (RU2-114)
- c) Romaine Fence - 4290 Balsam Ln (Lot 167)
- d) Wipfler/Feuz Tree – 730 Palomino Dr. (RU2-86)
- e) Kaufman Sketch Plan – 4143 Mustang Dr. (RU2-67)

Bob Hammond (ARC) made a recommendation to approve the above request made to the ARC committee (only variance is Kaufman's sketch plan – he is almost at the 30% rule. He was at 50% and is now at 36% - This is a major improvement. The house was built before the 30% rule); David Quinn moves to approve; Brett Seconded, all in favor

5) Landscape Review

- a) Neal & Amy Larsen – 795 Morgan Lane (RU2 – 117)
The Board of Directors does not recommend the return of the deposit.
- b) Brenda Bangs Higdon – 4172 Melody Ranch Dr. (RU2-129)
The Board of Directors recommends the return of the deposit.
- c) Anne & Randall Cresswell – 776 Sycamore (RU2-114)
The Board of Directors (Rich Bloom Abstains) does not recommend the return of the deposit.
- d) Steve & Gloria Schulz – 4273 Chickadee (RU2 – 40)
The Board of Directors recommends the return of the deposit.
- e) Mark Aronowitz – 4129 Mustang Dr. (RU2 – 66)
The Board of Directors does not recommend the return of the deposit.
- f) Sue Semmens – 4154 Mustang Dr. (RU2 - 105)
The Board of Directors recommends the return of the deposit.
- g) Shane & Kendall Smithmen – 4166 Melody Ranch Dr. (RU2 – 131)
The Board of Directors recommends the return of the deposit.

6) GTPM

- a) Jim Stafford – Evergreen Tree Care
Jim and Paul (WLC) need to know which trees belong to Melody and which ones belong to the homeowners. David Quinn met with Jim. GTPM, WLC, Evergreen Tree Care & David Quinn will walk the property again. There is a landscape easement that is being reviewed.
- b) Joe Casey – Overview on the Irrigation Ditches
The big ponds need to be filled.

Locks and signs have been placed on the head gates. It was noted that someone has cut two of the locks. One of the main culverts gates blew out. We have placed sandbags on each side of the culvert to temporarily fix it. Moving forward we need to come up with a permanent solution. We need to do maintenance on the irrigation ditches. Joe recommends weed whacking the grass once a year. The Board agreed to have GTPM weed whack and rake the grass in the irrigation ditches. Joe will get estimates on the repair of the culvert/head gate.

7) Violations

- a) Where does it state “no compost pile or garden in the front yard”?

It is a nuisance. CC&R’s can’t cover everything. Compost piles needs to be hidden.

8) Old Business

- a) Audit on HOA books

David Quinn ran it by David Larson. He is considering it.

- b) Gate on storage area – Sparks (E7)

A homeowner’s boat went on a joy ride and a trailer had been egged. David Quinn said it will get done this summer.

- c) Nelson: Transition Issues

- d) Reclamation efforts of office area

- e) Tap Fee Plus Interest

The Board is going to contact Paul D’Amours to follow up with David Larson.

9) New Business

- a) Legal Committee

Bob Hammond made a motion to form a legal committee (Marv Heileson & Andrew Salter) advisory pro bono to advise the Board of Directors of any and all matters brought to the committee from the Board. Rich Second. All in favor.

- b) Post Office Boxes

The Post Office is fine with multiple entrances with mail boxes. For 240 boxes, it would cost \$15,900.00. GTPM will send out a survey to see how many people are interested. The Board would like to keep the cost low to the homeowners.

- c) Townhomes Irrigations System & Townhome Letters

The Board was unaware of any issue. The Board would like a copy of the letter of what they think was negotiated between the Townhome Board and Melody Ranch Board of the service provided with the monies that was paid. The Board is going to have the legal committee look over the CC&R’s and see if there is any obligation to the Townhomes. The Board would like to have a meeting with the Townhome Board.

- d) Pond Work

Wyoming Landscape gave a proposal based on time and materials. Tabled until August meeting.

- e) Flower Beds – Front of Sales Office

The Board is fine with not maintaining the flower beds.

- f) Sage Meadows – Documentation of Water Agreement

Sage Meadows needs to maintain the same standards on their whole property as Melody Ranch does. In the amendment to the plat it discusses water services to Hwy 89. It is probably recorded at the County. Sage Meadows is responsible to replace the meter if there is a problem with it.

g) Other –

We need some topsoil and seed to fix where Wyoming Landscape had to fix the irrigation pipe. Wyoming Landscape should fix it.

We need some rocks put in along Balsam, between the affordable and the berm to the sales office. People are parking there overnight.

David Quinn was asked to take down the development signs.

10) Adjournment @ 8:11