

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, July 16, 2013, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:34

Board Members Present:

Nancy Hoffman

Andy Salter

Rich Bloom

Bob Hammond

Kristine O'Brien

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

GUEST:

Marv Heilson

Mark Heineken

Alan Nevius

Jonathan Robinson

1) Homeowners & Guest Time –

With Andy Salter resigning from the board, the four homeowners interested in his position addressed the board to supplement their letters/resumes.

-Marv Heilson: Lives on Kestrel Lane as a part time resident. He is able to call in to the meetings when he is not in town. He has worked with Andy on some legal issues for Melody Ranch as a retired lawyer.

-Mark Heineken: Has lived in Melody Ranch since 2007 and in Rafter J before that. He is in banking at Rocky Mountain Bank and has a strong financial background and served on many boards.

-Alan Nevius: Has been a long-time resident in Melody Ranch and was involved in the early development of the neighborhood. While he is not a "business man" he is looking to serve on the board with a "common man" point of view.

-Jonathan Robinson: New to Jackson Hole (company transferred here), he is currently building a home in Melody Ranch. He is a consultant and statistician and testifies as an expert witness in number crunching and data analysis.

2) Approval of Tuesday, June 18, 2013 Minutes

Andy moved to approve the minutes. Nancy seconded the motion. All voted in favor with Kristine abstaining.

3) LRC

a) Parker – Lot 1-119: 4200 Balsam Lane

Has boulders placed close to the road, not the 2' setback as required. His deposit return will be contingent on moving those rocks.

b) Romaine – Lot 167: 4290 Balsam Lane

No discussion.

Andy moved to approve both landscape deposits (with the Parker contingency). Bob seconded the motion. All voted in favor. Deposit checks will be returned.

4) Report of Officer

a) Secretary Treasurer

i) Financial Review – June 2013

There was some discussion about insurance billing and the changes within the policy. Tina will clarify with Jim Watson about the current amount due. GTPM will continue to double check the Wyoming Landscape bills with the contract.

ii) Delinquent HOA Dues Report

There are quite a few accounts that have paid their accounts. Efforts have been made to pay off accounts that are delinquent. Interest is being charged, but there is no need to file any liens or take away storage at this point.

5) GTPM

A homeowner has asked for permission to store hay in the RV Storage lot during the winter months. For the sake of consistency, and to stay with the intent of recreational vehicles and trailers, the board decided not to grant permission to do this. Tina will advise the homeowner of this decision.

The insurance company is requesting that signs be posted at the ponds with “no swimming” language. One sign per pond is sufficient. Insurance carrier is also requesting that HOA is listed as an additional insured with our sub-contractors. As we get new contracts in place, we can add the sub-contractor agreements to them. Have Paul put together some simple language for indemnification and proof of insurance.

Fence letters have been received. Speed limit signs have arrived and will be posted. Ponds will have work done on them in the fall.

If there is personal property stored we need to give owner reasonable notice to move it. If it needs to be removed by GTPM they will get additional reasonable notice to pick up their property. It would be moved and stored at the owner’s request.

RV Gate issue is getting electricity to the RV storage area. A basic estimate to get the electricity to the gate would be around \$5,000 in addition to the \$9,000 cost of the gate and keypad. GTPM will check with LVE about electrical options.

A homeowner has contacted GTPM that his driveway is sinking. He has had his water line checked from curb stop to home – no leak there, there may be a leak from the main to the curb stop – it could be a compaction issue as well.

6) Violations - Violation Log

1/3 of the violations are trailer related. Many of these violations were for 1<sup>st</sup> time only.

There are a few lots that are landscaping open space including 5, 143, 115, 117. GTPM will send a letter to lot 115 and to 143 about occupying land that is not theirs.

7) Old Business

a) Transition Issues

There are a few non-working hydrants and 6 street valves still to be fixed. The question is do we have the developer fix it or put money in escrow for us to fix it. It is the preference of the board to fix these issues as soon as possible and get everything transferred over to HOA possession.

b) Fences

Dykema and Lever have now both listed their homes for sale. GTPM will double check and if that is the case, we will contact Paul about this and make sure we get the titles clouded.

c) Water Engineering Services

Nothing new to discuss

d) South Park Loop Developer Mitigation Money Per Keith Gingery

Nothing new to report

e) Infrastructure Mapping

There are 10 homes that have still not found their curb stops, GTPM will stay on those homeowners to try and find them. Going to put Glory View and Sage Meadows on the mapping.

f) Water Usage

Nothing new to report

g) Ponds

Work will be done in the fall

h) Park Committee

GTPM will contact Shannon Yarrow to put together a survey for the homeowners to see what they would like to see done with the sales office and get feedback about ski track and ice rink. Need to engage an architect to do plans and make it legally not a sales office but that the building will be used as an amenity.

i) Rules and Regulations Modifications

The board has created a four-tier system. Have GTPM create a “preamble” to the rules and regulations with the philosophy about why we have rules and regulations and that they are based on the covenants of Melody Ranch. Enforcement is about achieving compliance not about making money. Continue to refine and revise the verbiage. Approve via email and get it out in a mailing.

8) New Business

a) Pruning on road right of way areas

The first 12-15 feet of people’s property is owned by the HOA. Therefore, the HOA has a right and a responsibility to keep these areas along the roadway safe and clear. We will have Jim Stafford work with GTPM about what trees/shrubs will need to be pruned and we can advise people of the need to trim by a certain date or that we will do it for you. Tina will contact Lot 2-021 and let them know that we have revisited the process and it won’t happen that way again.

b) Sales office site planning office approval

See above discussion on Park Committee

c) Community survey for use of sales office needed

Same as above

\*Additional business regarding ISD: The ISD is planning on approving budget that includes that homeowners will be taxed \$25/month through the assessor. The ISD will take on water, sewer and roads effective July 1, 2013. HOA dues will therefore be reduced for effective August 1, 2013: Market Lots and Glory View will be \$55, Categories 1&2 will be \$41.25, Townhomes will be

\$27.50. The HOA will not need to put any more money in reserves for water, sewer or roads after July 1.

Nancy moved to agree to retroactively transfer the responsibility of the roads, water and sewer to the ISD as of July 1, 2013. Kristine seconded the motion. All voted in favor.

Kristine moved to issue a check from the HOA to the ISD for collected July water fees – and each month thereafter until billing is possibly transferred to the ISD. Nancy seconded the motion. All voted in favor.

Bob moved that as of August 1, 2013 the HOA fees will be reduced from \$80 to \$55 for Market lots, \$60 to \$41.25 for Category 1 & 2 lots and from \$40 to \$27.50 for Townhomes. Kristine seconded the motion. All voted in favor.

d) Jim Vito would like to join ARC to replace Jane Carhart who is resigning

The board agreed that he would be a good addition given his knowledge and expertise in construction

e) Election of new board member

After a great deal of discussion and debate, the board voted to select Mark Heineken to fill the remaining tenure of Andy Salter's position on the board of directors.

9) Adjournment 7:32

Next meeting will be held Tuesday, August 20, 2013 at 4:30