

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, May 19, 2015, 4:30 pm

**MINUTES**

CALL TO ORDER: 4:36

Board Members Present:

Todd Ellingson

Bo Miller

Alan Nevius

Flo Phillips

Jonathan Robinson

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

1) Homeowners & Guest Time –

Andy Weenig, came to address the board as a representative for the group Responsible Growth of Jackson Hole. They are concerned about the Tribal Trail connector road plan that will be discussed at the upcoming county commissioner meeting. They would like a safety study and traffic impact study to be done prior to any approval.

2) DRC

a) Mater/Lux – Lot 1-151, 4155 Kestrel Ln (Addition)

They would like to build an addition above the garage adding 1000 square feet to the home.

The DRC recommended approval of the proposed addition.

Todd moved to approve, Jonathan seconded the motion. All voted in favor.

b) Weber – Lot 1-204, 1274 Melody Creek Ln (New Build)

He would like to build a new home on his lot and requests a 12” variance. His house height is only 24’ so the variance would not raise the height of his house over the 28’ limit. The DRC wanted to remind owner that 30-year shingles are to be used and recommended approval of the home.

Alan moved to approve. Bo seconded the motion. All voted in favor.

c) Gersack – Lot 2-044, 4255 Melody Ranch Dr (Addition)

They are looking to build an addition to their home. The DRC recommended approval provided attention was spent on the gutter/run-off issue. Todd moved to approve. Flo seconded the motion. All voted in favor.

d) Donley – Lot 1-159, 4285 Kestrel Ln (Addition)

The Donley’s would like to build on to their home and increase the size of their garage. They have amended their original plans by adding a 3’ jog to create an architectural break. The DRC recommended approval. Todd moved to approve. Flo seconded the motion. All voted in favor.

e) Aronowitz – Lot 2-066, 4129 Mustang Drive (Addition)

He would like to build a second level addition. The DRC measured the perimeter and determined that the 2<sup>nd</sup> story massing of 47% greatly exceeded the allowable 30% and did not recommend approval. They suggested that there needs to be additional items to break up the 2<sup>nd</sup> level. Todd moved to approve. Flo seconded the motion. All were opposed.

f) Morgan – Lot 1-017, 4205 Fallen Leaf (Patio)

They would like to create a terrace featuring an Infinity Spa, outdoor dining and kitchen, and a fire pit. In checking with the county planning department, site development such as a patio and hot tub can encroach into a rear set back 50%. However, anything over 4' in height cannot be in the set back. So the pavilion cannot be built at all in the setback and everything else can only encroach half way. The DRC did not recommend approval. Todd moved to approve. Flo seconded the motion. All were opposed.

3) Approval of Tuesday, April 14, 2015 Minutes

Jonathan would like to add any email votes to the minutes of the previous meeting. With the addition of the decision concerning weed spraying, Todd moved to approve the minutes. Flo seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

Rob reviewed the financials explaining that the largest expense, pond maintenance, is paid at one time in the spring for a discount on services. There are two delinquent owners who have not been responsive in multiple attempts to collect. GTPM will email them asking for acknowledgement of the intent to file a lien letter that was sent last month and find out what their intentions are to pay their past due amount.

Flo moved to approve the financials, Bo seconded the motion. All voted in favor.

5) GTPM

Tina called Joe Kravetsky after the last meeting and explained the board's decision to waive the fine he was assessed. He was very thankful.

Regarding digging out the ditch to improve water flow to Flat Creek, we were unable to get anyone there before the water came this spring. GTPM will get the cost to do this work so it can be incorporated into the 2016 budget.

A homeowner expressed concerns about vole activity in the open space if the area isn't mowed. The board discussed this and determined we will make observations concerning this and discuss it along with the decision not to mow the open space after this first season of not mowing.

The landscape review committee has 17 properties to review and determine whether the homes should received the \$1,000 landscape deposit back or if more work needs to be done.

The DRC would like the board to consider the increase of requests for people to obtain variances to raise the level of their stem wall for fear of a high water table. The board will continue to review these on a case-by-case basis.

6) Violations - Violation Log

GTPM reviewed the violation log. There were no major violations or fines assessed.

7) Action Items

a) Pond 7 Landscaping Review

Biota will charge \$5,200 to conduct a full assessment and how to deal with the various pond issues. The board would consider adding a walking path to the ponds down the road to make them more accessible and user friendly. Alan moved to hire Biota. Flo seconded the motion. All voted in

favor. GTPM has made calls the landscape architects concerning the five entrances to Melody Ranch. At the time of the meeting, there was no response.

The board does not want to have pond 7 seeded at this time and will wait for the recommendation made by Biota.

b) Open Space Tree Requests

Jonathan has conducted a thorough review of the covenants, bylaws, PUD, etc to help create a proposal concerning the removal of trees from the open space. The board would like to create a process, not just prohibit tree pruning and removal. They would like to change the fine/tier level of tree removal in conjunction with this new proposal. The discussion was tabled and the board will get together at another time to discuss and review the policy.

8) Old Business

a) Sales Office Extension

GTPM will request the extension and find out if it can be extended once again. This will give the board time to determine what to do with the building. GTPM will inquire with the attorney and also look into the viability and cost of having the building physically moved and then the board can decide if they want to sell it or something else.

9) New Business

a) Ice Rink Update

Shannon Yarrow has resigned from the Ice Rink committee. The board decided not to have the repairs done on the rink. Considering a lack of volunteers and participation, they will not put the rink up again. GTPM will send an email to those people who donated money to purchase the rink and see if they would like it and if not, GTPM will get rid of it.

b) RV Fence

It was brought to our attention that someone has cut the fence (and also repaired it) There have been no reports of vandalism or damage, but an article will be added to the newsletter advising homeowners to report any unusual behavior in or around the RV lot.

c) Dog Attack

There have been an increased amount of reports of dogs attacking other dogs in the neighborhood. Homeowners must get animal control involved.

d) Tribal Trail Connector Road

Tina will visit with Sean O'Malley and find out what is happening with the proposed road. The board would rather give background and information to the homeowners than advocate for one side or another. Jonathan will review the email from the Responsible Growth of Jackson Hole group and draft an email to homeowners in an effort to educate.

10) Adjournment 7:00

**\*\*Next meeting date is June 23<sup>rd</sup> at 4:00\*\***