

The Meadows at Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, October 16, 2012, 5:00 pm

MINUTES

CALL TO ORDER: 5:03

Board Members Present:

Nancy Hoffman

Bob Hammond

Andy Salter

Rich Bloom

GTPM:

Cynthia Wiley

Tina Korpi

Homeowners & Guest:

Brian Tanabe

Alan Nevius

Cindy Wuerslin

Paul Bolovschak – WLC

Buck Buchenroth

1) Homeowners & Guest Time –

- a) Mitch Steidl – 4335 & 4345 Melody Ranch Dr. (Lots RU2- 30 & 31) – Erect a temporary “No Trespassing” sign on each property

The Board was comfortable with the homeowner putting up two “No Trespassing” signs on each property.

- b) Kollin Green - 4190 Balsam Ln (Lot 118) – Waive fines

The Board is willing to waive the \$25.00 fine as long as the wheelbarrow has been taken care of. GTPM will follow up.

- c) Mindy Sturgis – 4325 Kestrel Ln (Lot 134) – New Signage for Melody Ranch

At this time the Board has not budgeted money for signage. Melody Ranch is unique in that it has 4 entrances. The sign by the highway belongs to Paul Von Gontard for the ranch he owns called “Melody Ranch”.

- d) Cindy Wuerslin – 4280 Balsam – Munger View Park Concerns – Artemis Institute

The Board recommends that Cindy and her neighbors contact the County Commissioners.

2) Approval of September 18, 2012 Minutes

Nancy Hoffman moved to approve the minutes. The motion was seconded by Bob Hammond. All in favor.

3) Report of Officer

- a) Secretary Treasurer

- i) Financial Review – September 2012

Nancy Hoffman reviewed the financials with the board.

- ii) Delinquent HOA Dues Report

The Board reviewed the delinquent list.

- 4) Landscape Review Committee
 - a) Butler – 776 Morgan Lane (Lot RU2-126)
The Board of Directors approves the return of the deposit.
 - b) Ahlum– 4180 Balsam Ln (Lot 117)
The Board of Directors approves the return of the deposit.
 - c) Lynch – 1318 Melody Creek Ln (Lot 188)
The Board of Directors approves the return of the deposit.
 - d) Espejel – 806 Sycamore Dr. (Lot RU2-111)
The Espejel property did not meet the landscape requirement; therefore it was not approved.
- 5) GTPM
Cynthia Wiley gave her two week notice with Grand Teton Property Management.
- 6) Violations
 - i) Violation Log
The Board reviewed the violation log.
- 7) Old Business
 - a) ISD
The ballot closed today and the County will verify the election.
 - b) Transition Issues
Rich Bloom is keeping a list of outstanding items. Paul D'Amours is trying to work with Dave Larson to resolve the outstanding items.
 - c) Park
The Artemis students presented their vision to the County and some neighboring homeowners. The Board recommends for homeowners to contact the County if they don't want the wind chimes and wooden structures.
 - d) Fences Encroaching on Open Space
Tabled
 - e) Water Engineering Services
The Developer has control over the system at this time. Nancy followed up with the DEQ to find out about the sewage overflow at the pump station. The DEQ forgot to stop at the site during that last visit to Jackson. James Burrough is to follow up with Nancy. The Board would also like GTPM to follow up with Jorgensen and Paul D'Amours to see if the Board can get a copy of the past Jorgensen invoices.
 - f) South Park Loop Developer Mitigation Money Per Keith Gingery

Tabled

g) Water Rights

Dave Larson with Jorgenson is handling this. Still in process.

h) Sewer Proposal

Still in the procurement stage for the grinder. Nelson is going to ask Macy's to restructure the purchase of the grinder to go through the ISD. This would save the HOA \$1,700 in taxes.

i) Infrastructure Mapping

Nelson Engineering is currently working on this project. GTPM will send letters to the homeowners that don't have a curb stop located.

j) Water Usage

Tabled

k) Ponds

The pond committee (Nancy Hoffman, Brian Tanabe, and Alan Nevius) and Buck Buchenroth met with the Board to discuss the options Melody Ranch has with the current ponds. Buck stated Melody could leave the ponds as is, fill the ponds in or fix them properly. Paul Bolovschak with Wyoming Landscape stated the ponds already tie in with the current well. Tying the ponds in with the existing wells is a cost savings of \$15,000. Buck has a \$500.00 allowance to propose a bid for the pond between Fallen Leaf Lane and Melody Creek Lane. The proposal will be for removing the old liner and replacing it according to Bucks specs. The proposal will also include draining the pond, grading before and after (excavating contractor) lining the pond, establishing a correct ingress and egress for the water and working with an electrical contractor to retrofit the current well pump.

l) Park Committee

Bob Hammond will meet with Lee Bushong to discuss the cross country ski track and get a firm bid.

8) New Business

9) Adjournment @ 7:21