

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 24, 2013, 4:30 pm

MINUTES

CALL TO ORDER: 4:35

Board Members Present:

Mark Heineken

Kristine O'Brien

Rich Bloom

Absent:

Bob Hammond

Nancy Hoffman

GTPM:

Rob Bacani

Demerie Northrop

Tina Korpi

DeNesha Anderson

GUEST:

Moises Tzompa

1) Homeowners & Guest Time –

Mr. Tzompa has requested that the board allow the goats he has displayed in his lawn to remain. GTPM has not received any complaints about these lawn ornaments. There is nothing in the covenants that would not allow him to have them. The board voted unanimously to allow the goats to stay.

2) Approval of Tuesday, August 20, 2013 Minutes

Mark moved to approve the minutes with the addition of Shannon Yarrow's last name. Kristine seconded the motion. All voted in favor.

3) ARC/LRC

a) Espejel- Lot 2-111, 806 Sycamore (LRC approved)

The board agreed with the Landscape Committee's review and agreed to return the landscape deposit to the homeowner. Kristine moved to have the deposit returned, Mark seconded the motion and all voted in favor.

b) Joy – Lot 1-029, 4430 Fallen Leaf Lane – Boundary Fence (ARC approved)

The board agreed with the ARC recommendations and GTPM will send the fence letter for the homeowner's signature for approval when she closes on the house.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There have been several homeowners that have paid their delinquent accounts in full. There are no actions for the board to take at this time.

ii) Financial Review – August 2013

Members of the ISD and BOD met with GTPM and discussed the two budgets. GTPM will prepare a 2014 "pro forma" budget for the next meeting that will show the changes in the

lower dues, reserves and expenses. We will continue with the originally approved budget for the remainder of 2013. The ISD will be receiving \$400,000 from the HOA reserves earmarked for roads, water and sewer. This payment will be staggered as each infrastructure system (roads, water and sewer) is transferred from the HOA to the ISD. The roads have now been transferred along with 40% (\$160,000) of the agreed upon \$400,000 in reserves.

5) GTPM

~ Sita Daavatilla was scheduled to attend the meeting for guest time but was unable to make it. She would like to request a speed bump be constructed on Mustang Drive. There are vehicles that use it as a throughway since we have previously installed speed bumps on the parallel roads and residents tend to drive much faster than the posted speed limit placing the many children on that street at risk. Kristine moved that the board recommend to the ISD the installation a speed bump on Mustang. Mark seconded the motion. All voted in favor.

~ Barbara Moser on Lot 1-198 requested that the trees in the open space behind her home be “topped” as they are growing and will eventually block her Teton Views. The board decided unanimously that they would not authorize the trimming of the trees behind her home.

~ Bo and Teresa Miller will be buying a home on Sandy Creek and requested an exception to the two dog rule in the covenants. They explained in an email that their dogs are older and they will not be a nuisance. The board agreed to allow the three dogs conditioned upon not “replacing” the third dog when it dies and then just sticking to the two dogs as allowed in the CC&Rs. Mark moved to allow the variance. Kristine seconded the motion. All voted in favor.

~ The cost to groom the ski track will increase this year from \$180 to \$265 per time. The proposed cost increase will be included in the pro forma budget.

6) Violations - Violation Log

7) Old Business

GTPM will work on updating the “old business” section on future agendas

a) Transition Issues

Once the developer makes the necessary repairs to the water valves and fire hydrants, the system will be transitioned to the HOA and then transferred from the HOA to the ISD.

b) Fences

Nothing new since the easement with Tim Dykema is being processed. There is nothing new on Lever.

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

We are close to finishing this up – it is now an ISD responsibility.

f) Water Usage

Nothing new to report

g) Ponds

Work will be done in the fall when the water levels go down

h) Park Committee

Teton County has installed “No overnight parking” signs in Munger View Park. GTPM will send a thank you letter to Steve Ashworth and inquire about the landscaping. The board would like to have a completion date so they can host a community celebration to show their gratitude to the County for the park.

Shannon Yarrow created a summary of the park survey which is really comprehensive. There seems to be an agreement about the need of swings in the park. At this point the board decided not to share these results with the County (as it could be construed as ungrateful), opting instead to thank them and throw a celebration.

8) New Business

a) RV Gate

There have been ongoing problems with the current gate including the fact that is left open much of the time. We have an obligation to provide reasonable security to this lot. We have received a bid to replace the gate with an electronic gate (similar to the one at Storage Stables and the Wort Hotel parking lot). The money collected from the RV storage can be used toward this expense. There was discussion about increasing the storage rates as this hasn't been done in many years. GTPM will find some comparisons and find out if each homeowner will have their own code. Kristine moved to approve the expenditure for the new RV gate as bid by The Door Man. Mark seconded the motion. All voted in favor.

9) Adjournment 6:15

Next meeting will be held Tuesday, October 15, 2013 at 4:30