

The Meadows of Melody Ranch

Homeowner's Association

Annual Meeting – Community Bible Church

Tuesday, March 1st, 2016, 5:30 pm

MINUTES

Board Members

Jonathan Robinson Alan Nevius
Flo Phillips Bo Miller
Todd Ellingson

Attendance:

Rich Bloom	Katherine Coelho	Dave & Nancy Dunlap
Todd Ellingson (122 & 202)	Larry Feuz	Kyle Geffre
Linda Goralski	Bob Hammond	Paul W. Hansen
Lee Harris	Michael Heatley	Mark Heineken
David Kaufman	Matthew Kim-Miller	Joe & Janet Kravetsky
Brett Kroger	Mira Lee	Nancy Martino
Bo Miller	Alan Nevius	Florence Phillips
Chip Reid	Jonathan Robinson	Claudia Schrotz
Steven Smith	Daniel & Shirley Thomas	Karen VanNorman
Mike Welch		

Tina Korpi (GTPM) Demerie Northrop (GTPM)
Paula Fleck, Attorney for HOA Kevin Gregory, Attorney for Rich Bloom

Represented by Proxy:

Sheila Beebe-Sanders	Robert & Betti Bohus	Maria Brecker
Patrick & Shari Brownfield	Gregory Cisco	Chad & Lisa Driewer
Nyles Ellefson	Rachel & Matt Elliott	Paul & Pamela Gardner
Larry & Patricia Hendricks	Nancy Hoffman	Charles & Benita Knight
David Korte	King McNay	Steven Michel
Jim & Jessica Miller	Jack & Barbara Moser	Martin & Becky Murphy
Julie O'Halloran (63, 64)	Walt & Kristen Omlar	Debra Sawyer
David Trzcinski	Carol Viau	Dawn Webster
H. Rozan Welch		

1) Determination of Quorum

With 55 out of 332 represented either in person or by proxy it was determined there was a quorum.

2) Welcome and Introductions – Jonathan Robinson, President

Jonathan Robinson thanked and introduced the full board of directors. As a relatively new board, this group spent a good deal of time studying the CC&Rs, Bylaws and budget

with the ultimate goal to improve people's property values. They spent a good deal of time evaluating the ponds as it seemed like an important issue at last year's annual meeting, hiring Biota to do a full assessment of them. Having received a detailed report, the board will be gathering cost estimates and present options to the homeowners to get feedback. The board also heard from last year's annual meeting the interest in opening up view corridors. They also looked at the entries to Melody Ranch and are discussing the need for signage. The board will be working with the ISD on that initiative.

3) Approval of March 2nd, 2015 Minutes

Bo Miller moved to approve the minutes from last year's annual meeting. Paul Hansen seconded the motion. All present voted in favor, none opposed.

4) Legal Report – Paula Fleck, HOA Attorney

The attorney representing the HOA, Paula Fleck, addressed homeowners with regard to the lawsuit filed by Rich Bloom against the HOA Board of Directors in mid-November. As this is active litigation, she was unable to get into detail about the lawsuit. However, she did state that the board is being sued for fraud, intentional concealment and breach of contract (the contract being the governing documents for Melody Ranch). The suit was answered by Paula on behalf of the board in early January and is now moving toward litigation. Homeowners were curious why the suit couldn't be settled between neighbors and that this volunteer board should not be getting sued. Kevin Gregory, one of the attorneys representing Rich Bloom indicated that there were recent overtures of settlement.

5) Financial Report

a. Discussions and Explanations on the 2015 Financials

Todd Ellingson, Treasurer reviewed the 2015 financials indicating that the HOA took in \$247,586 in income in 2015 and spent \$229,874 for a net surplus of \$17,712. The additional income is in part to the aggressive collections of past due accounts as well as money received for the open space review fees. Savings came in the form of not mowing the open space (part of the savings here was spent on additional and necessary weed and tree spraying), a reduction of legal expenses, irrigation and ski track maintenance and utilities. There is currently \$127,998 in the operating account and \$66,532 in the Maintenance Reserve account. \$25,000 is budgeted to be deposited into the maintenance reserve account each year.

b. 2016 Proposed Budget

There are no proposed increased in dues for 2016. There will be some slight modifications to expenses based on actual expenditures from 2015.

Kyle Geffre moved to approve the 2016 budget. Chip Reid seconded the motion. All voted in favor.

6) HOA 2015 Projects

a. Pond Work

Biota did a comprehensive study of the 8 ponds located in Melody Ranch and noted five recommendations to enhance the ponds. These include: Checking into the flow regimen and employ strategies to increase the volume and consistency of water flowing into Melody Ranch. Additionally, the bacteria and microbes need to be properly treated to maintain healthy ponds. Aerating the ponds (which will cost \$2,000-\$5,000 per pond) was recommended to add oxygen and movement within the pond. The fourth suggestion was to line the ditches leading to the ponds. The final and most costly suggestion was to deepen the 8 ponds 10-12 feet which would provide the opportunity to repair and replace damaged or missing liners and reduce the algae growth and anaerobic conditions.

Some suggestions and comments from homeowners included the possible removal of the ponds altogether, and raking the ditches in a manner similar to what the ranchers do each spring. The owners are concerned about an increase in liability if the pond depths increase and would prefer not to aerate in the winter because of the potential of thin ice.

b. Amenities in Melody Ranch (Ice Rink, Ski Track, Sled Hill)

Several homeowners expressed their thanks for the ski track and sledding hill. Although there are concerns about dogs running loose from the ski track and into people's yards.

7) HOA 2016 Projects

a. Discuss process and feedback concerning the future of the ponds.

See above conversation regarding ponds and Biota recommendations

b. Discussion of entrances

The board is working with the ISD regarding the ownership of the road lots. The HOA board is interested in erecting a few entrance markers for the main roads into Melody Ranch. They have discussed solar illumination on a pillar-type form with the Melody Ranch musical note and street name. They will be diligent in making sure any signs will be in compliance with the CC&Rs as well as follow all county rules and procedures as well.

The matter regarding the old sales building has been tabled indefinitely by the board. This is not a priority for them and it will be a large undertaking whether it is removed or brought up to code for use. Unless the homeowners express their desire to make this building a priority, the current board will leave the matter tabled.

The next step before any expenditures are made is to get actual costs for the various projects and create a survey for all homeowners to complete. The board would like to hear from every homeowner as this effects every household.

8) Election of Board

The term of Todd Ellingson (who was appointed mid-term to complete Rich Bloom's term) is expiring. He is interested in running for an additional 3-year term. There were no other nominations or volunteers, so by way of secret ballot, Todd was reelected. He will rejoin Jonathan Robinson, Flo Phillips, Alan Nevius and Bo Miller on the board of directors.

9) Questions and Answers

Bob Hammond, President of the ISD discussed the leak survey and curbstop testing that has been occurring in Melody Ranch. The ISD who is a semi-quasi governmental agency that handles the roads, water and sewers within Melody Ranch has been testing and repairing the curbstops for each home in the subdivision. Several leaks have been detected and many of these have been repaired resulting in a decrease of water leakage by nearly 50%. The ISD has requested funds from the Wyoming Water Development which will be spent on additional leak testing, and shooting video of the sewer lines.

10) Adjournment 6:30