

The Meadows of Melody Ranch

Homeowner's Association

Annual Meeting – Community Bible Church

Monday, March 6, 2017, 5:30 pm

DRAFT MINUTES

Board Members

Jonathan Robinson Alan Nevius
Flo Phillips Bo Miller
Todd Ellingson

Attendance:

Margaret Mary Aeckerle
Dave & Nancy Dunlap
John Goettler
Bob Hammond
David Kaufman
Nancy Martino
Warren Myers
Florence Phillips
Karen VanNorman

Rich Bloom
Todd Ellingson (122 & 202)
Linda Goralski
Paul W. Hansen
Joe & Janet Kravetsky
Mike May
Alan Nevius
Jonathan Robinson
JR Berezay

Katherine Coelho
Jed Fawaz
James Hammerel
Mark Heineken
Brett Kroger
Bo Miller
Walter Omlor
Michael Schrotz

Tina Korpi (GTPM)

Paula Fleck, Attorney for HOA

Represented by Proxy:

Jack & Toye Bailey
Robert & Betti Bohus
Scott Courser
Tom Evans
Larry & Patricia Hendricks
David Korte
Steven Michel
Kevin & Kristen Olson
Vandy Walker
Michael & Dawna Wilson
Paul Scott Roop

Matt & Holly Balogh
Bill & Katherine Coelho
Chad & Lisa Driewer
Greg & Sierra Fulton
Joseph & Zita Izzo
Kent & Penny McBride
Jim & Jessica Miller
Donald & Sandra Rendall
H. Rozan Welch
Lance & Christine Windey

Sheila Beebe-Sanders
Mike & Donna Coles
Rachel & Matt Elliott
James & Jenny Gersack
Charles & Benita Knight
Mira Lee
David Trzcinski
Carol Viau
Wes & Margaret Womack
James & Shannon Yarrow

1) **Determination of Quorum**

With 56 out of 332 represented either in person or by proxy it was determined the 10% quorum requirement was met.

2) **Welcome and Introductions – Jonathan Robinson, President**

Jonathan Robinson thanked and introduced the full board of directors; Flo Phillips, Bo Miller, Todd Ellingson and Alan Nevius. Additional thanks to the volunteer committees that work with the board including JR Berezay, Teresa Miller and Lisa Ryan who serve on the Landscape Committee, and Steven Smith and Teresa Miller who work with Carolyn Burke, the paid architect for the Design Review Committee. Jonathan also extended thanks to Grand Teton Property Management owner Tina Korpi and HOA Administrator Demerie Northrop as well as the additional staff that works on the day-to-day management of Melody Ranch.

In the past year the board conducted a survey of homeowners with regard to the allocation of funds for a variety of projects within the neighborhood. Of the 121 responses, 36% of the participants ranked the improvement of the ponds and ditches as their number one priority. Second to that, 17% of the people ranked designing and installing entry signs as their priority. Another 17% stated that repurposing the old sales office was their priority. 14% of surveys received indicated homeowners wanted to focus on adding playground equipment in the Chickadee Park, and 13% of responses prioritized working with Teton County to create play fields near Munger Park.

As a result of the Biota report and homeowner feedback, the board authorized some ditch work between ponds 7 and 8 (between Fallen Leaf and Melody Creek). Annual discussions are continuing with Roger Seherr-Thoss to coordinate the amount of water that is released from his ranch to the north of Melody Ranch so-as to fill the ponds without flooding homeowner crawl spaces. For 2017 the board will continue their efforts to improve and maintain the appearance and quality of the ponds and ditches. The board would like to clean and line many of the ditches over the next few years to increase the water flow to the ponds and decrease any excess absorption into the water table. Bids will be requested this spring to begin this work

There was a settlement to the 2015 lawsuit that was brought against the board. The following is the joint settlement statement: “In the matter of Richard Bloom v. The Board of Directors of the Meadows of Melody Ranch HOA, Inc. Jonathan D. Robinson, Florence M. Phillips, Bowling R. Miller Jr., Todd H. Ellingson and Alan Nevius has been settled by agreement of the parties. The Board has also adopted a revised Recreational Open Space Landscape Policy (effective February 8, 2017). Under the settlement a number of trees will be planted in the common area in specific locations to be determined this spring. All other terms of the settlement are confidential.

3) **Approval of March 1st, 2016 Minutes**

Dave Kaufman moved to approve the minutes from last year’s annual meeting. Warren Myers seconded the motion. All present voted in favor, none opposed.

4) **Financial Report**

- a. Discussions and Explanations on the 2016 Financials

Todd Ellingson, Treasurer reviewed the 2016 financials indicating that the

HOA took in \$231,462 in income in 2016 and spent \$240,700 for a loss of \$5,945 from the budget. There is currently \$51,343 in the operating account and \$151,076 in the Maintenance Reserve account. \$25,000 is budgeted to be deposited into the maintenance reserve account each year.

b. **2017 Proposed Budget**

The board proposes an increase in dues to cover additional costs and expenses for the HOA. The market rate homes will increase their monthly dues from \$56.50/month to \$60 per month. The cost for the Category 1 & 2 homes will increase from \$42.38 to \$45 and the Townhouses will see a monthly increase from \$28.25 to \$30. There is also a proposed increase in fees for the storage facility of \$3 per month taking each single space to \$15 per month and a double space will be charged \$30 per month. There will be some slight modifications to expenses based on actual expenditures from 2016.

5) HOA 2016 Projects

The board has made some long term efforts to find out the best way to improve the ponds and ditches throughout Melody Ranch. They started small with ditch lining which was completed between ponds 7 and 8. This work will be continuing. In their study, Biota found Pond 5 to be the most healthy but did determine that the ponds were not dug deep enough. The estimated \$100,000 plus to line pond #5 is cost prohibitive. The HOA will continue its work on the entrance signs as well as additional work on the ponds and ditches throughout the summer and fall.

6) HOA 2017 Projects

As mentioned above, the board will continue their efforts on improving the ponds and ditches throughout the neighborhood. They will also work on improving the signing for the entrances of Melody Ranch.

7) Election of Board

The terms of Alan Nevius and Bo Miller are expiring. They are both interested in running for an additional 3-year term. There were no other nominations or volunteers. Nancy Dunlap moved to reappoint both Bo and Alan to the Board. Margie Aeckerle seconded the motion and all those present voted in favor. They will rejoin Jonathan Robinson and Flo Phillips (whose terms expire in 2018) and Todd Ellingson (whose term will expire in 2019) on the board of directors.

8) Questions and Answers

Bob Hammond, President of the ISD discussed and reviewed the activities of the Improvement and Service District. He expressed his appreciation of the snow removal process this year. As owners of the roads, snow removal falls on the shoulders of the ISD. The HOA handles the grooming of the ski track. The ISD is undergoing a study which is being paid for by a grant from the state to test the

water system. A water leak test was a part of this study. There were several leaks identified within individual homeowner's properties. Those owners have been notified of the leaks and are having repairs done to their lines to stop future leaks. Leak testing will continue each year to ensure that there are no additional leaks and if there are, the water loss will be minimal. Most of the leaks that were discovered were a result of poor connections. The ISD is looking into the potential need for a third well. While the Wyoming DEQ believes two wells are adequate, the current water study will revisit this issue specifically. The ISD was also looking into trash service in Melody Ranch by conducting an informal survey via the NextDoor app. Currently every homeowner can select which company they hire to remove their trash, but the ISD will look into this matter more in the future. The ISD recently secured a grant from the state to replace several bolts that are corroding due to the soil quality. Homeowners would like the ISD to look into the drainage problems at the intersection of Fallen Leaf and Balsam Lane.

Margie Aeckerle expressed her frustration with the school bus stop that is at Chickadee Circle indicating that the roads are too narrow for a bus and that the only stop in Melody Ranch should be at the Sage Meadows Park and Ride lot. In addition, she is concerned with the speed that people are driving through the neighborhood. She would like a radar machine that will take pictures of speeder and issue them a \$500 speeding ticket.

9) Adjournment 7:35