

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, April 18, 2017 4:30 pm

**MINUTES**

CALL TO ORDER: 4:39

**Board Members Present:**

Todd Ellingson

Jonathan Robinson

Alan Nevius

Bo Miller

Flo Phillips

**GTPM:**

Tina Korpi

Demerie Northrop

1) Homeowners & Guest Time

There were no guests in attendance at this meeting

2) Executive Session

The board entered executive session at 4:43 and adjourned the executive session at 4:56

3) Approval of February 21, 2017 Minutes

Flo moved to approve the past meeting minutes. Todd seconded the motion. All voted in favor.

4) ARC Review

a) Lofgren – Pre-submission Conference to review idea for new home

Tabled as homeowner was not ready for the review stage

b) Vito – Lot 1-192, 1304 Melody Creek Ln. (Shed)

Two of the three DRC members met to discuss this plan. One member did not think the pavers were enough of an architectural feature to be a link to the house. She also had issue with the different style roof than what the house has. The other DRC member seemed less sure about those opinions and wanted to see what the third committee member felt. That third member never had a chance to review the plans before the board/ARC saw them. With the addition of a large berm with evergreen trees being added to the north side of the lot the board felt that would help the appearance of the proposed shed. Todd moved to approve the plans conditioned on the berm with trees being added. Flo seconded the motion. Three board members voted yes and two voted no. The motion carries with the majority in support.

c) Cooper– Lot 2-051, 4211 Melody Ranch Dr. (Change to porch)

The DRC recommended approval of this porch. Todd moved to approve the plans. Jonathan seconded the motion. All voted in favor.

d) Harris – Lot 1-146, 4260 Kestrel Lane (Deck and shed)

From the drawing it would appear that the shed is entirely out of the building envelope, therefore the DRC did not recommend approval. They would like to see the engineered drawings of the additional plans as there was not enough information about the dimensions and other data including the roof construction to vote on the approval of the covered deck extension.

- e) Nolan – Lot 1-147, 4250 Kestrel Ln (Control Fence)  
The DRC recommended approval of the control fence. Flo moved to approve the plans. Bo seconded the motion. All voted in favor.
- f) Weber- Lot 1-204, 1274 Melody Creek (Final approval)  
The DRC recommended approval of this home. Flo moved to approve the final plans. Todd seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

It was noted that the delinquent list is very short this month. Of note, the owner who had been delinquent and finally paid his account in January is once again on the list of unpaid owners in violation of the agreement the board had made with him. As such, his legal fees will be applied to his account to be paid in full.

ii) Financial Review

Demerie review the financials. The Ski Track expenses were over budget as a result of the required additional grooming this season from the major snow fall. There is a credit on the weed spraying line item as the HOA received a share back from Teton County Weed and Pest for noxious weed spraying.

6) GTPM

~ There was a police report forwarded to GTPM regarding the dog that lives on the corner of Polo Pony and Melody Ranch Drive. The dog bit another dog that had entered onto the lawn of the homeowner. The police found no violation of county or state law and noted that the dog was being protective of its property when the other dog entered the yard and closed the case. The board agreed that no violation of HOA rules had occurred and were thankful the homeowner voluntarily shortened his dog's lead so it would no longer be able to reach the edge of the property.

~Westwood Curtis will be asked to remove the silt and other debris from the irrigation ditch prior to the water coming through. This should help the flow of water through Melody Ranch.

7) Violations - Violation Log

8) Old Business

- a) Storage Area Dual Agreement  
Not discussed at this meeting.

9) New Business

a) Election of Officers

Alan moved to keep the board of directors in the same positions. Jonathan as President, Flo as Vice President, Bo as Secretary and Todd as Treasurer. Bo seconded the motion. All voted in favor.

b) Vandalism over Spring Break

A review of the events concerning the trash cans that were knocked over was completed and no further reports of vandalism were made.

c) Signs for Sales Office cul-de-sac

A homeowner suggested a sign forcing traffic to use the sales office cul-de-sac as a one way round about. There had been a report of an owner being angry that someone was entering the mailboxes from the “wrong way.” The board does not see the need to take any action on this matter at this time.

d) Sales Office deck damage

GTPM will tape off this area to make secure it while getting bids for repair.

e) Fence on South Park Road repairs

The log fence that borders South Park Loop Road and Melody Ranch has some logs that need to be repaired. The board was unsure if this was an HOA or ISD location. GTPM will look further into the ownership of this fence and have it repaired.

10) Adjournment 6:16