

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, May 16, 2017 4:30 pm

MINUTES

CALL TO ORDER: 4:30

Board Members Present:

Flo Phillips

Jonathan Robinson

Bo Miller

GTPM:

Tina Korpi

Demerie Northrop

Carolyn Burke, DRC

Adam Scott & Jeb from JH Builders

Tina announced that Demerie has given her notice with Grand Teton Property Management and will be leaving at the end of July. In the meantime, Drew Hayes has been hired to take over Demerie's responsibilities at GTPM and she will be working closely with him over the next several months to assure a smooth transition.

1) Homeowners & Guest Time

JH Builders attended the meeting to discuss the setback issue on lot 1-061. They went to the county to discuss the 35' setback that was drawn onto the original plans. This was not a recorded document and there is no official notation on the plot about setbacks. For this lot the design guidelines have a variable 30-10 setback which the builder states would give them 17 ½' set back in the back since the front is set back 30' from the street. Carolyn Burke from the DRC discussed the viewpoint of the committee which had to go off of the plans that were in the file stating the setback was 35' and assuming this was correct. Jonathan made a motion to approve the plan to add a roof to the deck contingent on the DRC confirming the setback. Bo seconded the motion. All voted in favor.

2) Executive Session

The board entered executive session at 5:28 and adjourned at 5:34

3) Approval of April 18, 2017 Minutes

Flo moved to approve the minutes from April 18th. Bo seconded the motion. All voted in favor.

4) ARC Review

a) Czarniak – 1107 Melody Creek, 1-041 (New Construction)

The DRC liked the design, details and setbacks on this home. No variances were requested. Bo moved to approve the final plans. Flo seconded the motion. All voted in favor.

b) Coles – 1184 Melody Creek, 1-061 (Roofing the deck/Widening driveway)

See comments above

c) Gersack - 4255 Melody Ranch Dr, 2-44 (Addition)

The owner proposed to build a shed attached to his garage which will match the materials and colors of the home/garage. It will be built to the end of the setback. Flo moved to approve the shed. Jonathan seconded the motion. All voted in favor.

d) Harris - 4260 Kestrel Ln, 1-146 (Storage shed and deck extension)

The DRC recommended approval contingent on the owner submitting the architectural plans as required by Teton County and that the county code and permit requirements be met. Jonathan moved for approval based on the contingency of the county permit package be submitted. Bo seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Demerie reviewed the delinquent list noting that many of the people who were on the list at the beginning of the month have paid their accounts in full. There are no owners on the list to have a lien filed on them at this point.

ii) Financial Review

The operating account balance is \$75,628, the maintenance reserve balance is \$159,576. To date \$86,199.60 has been collected in income. \$59,683.66 has been spent for expenses (including \$8,333.32 for the maintenance reserve deposit). There haven't been a lot of expenses yet but now that the summer landscaping is picking up the expenses will likely increase.

6) GTPM

~ A complaint has been filed against a homeowner living in affordable housing that he does not occupy the home for the required amount of time in a given year. He was required to advise the HOA.

~ Ditches- it has been noted by Bo and Flo that the ditches next to the irrigation canal need to be smoothed out.

~ Trees off Fallen Leaf- Aspen trees behind residences on Fallen Leaf have been cut do to create a fort. It looks like children were the culprit based on the photos provided. Board had the questions of how to make amends for cutting down the trees, what is the restitution? They decided if it was children who were responsible, they would ask the homeowner to clean it up, cut the affected trees at the base, and plant replacement trees.

~ GTPM will look into having the fence along South Park Loop Road repaired and get an estimate to do that vs removing it completely.

~ The post office has advised GTPM that each homeowner should be assigned a mailbox in Melody Ranch. It will be necessary to order new mailboxes to install in the mail areas. GTPM will work on pricing and find out how many are needed and where they should be installed.

7) Violations - Violation Log

Nothing to note

8) Old Business

a) Storage Area Dual Agreement

Jonathan reviewed Paula Fleck's thoughts about this and agrees that this is really not something that many people have expressed a need or desire to have. As there is no good answer or response, the board will close this matter and leave the storage area agreement as-is.

b) Sales Office deck damage

A bid to replace the deck totaled \$9,300. The board thought this was excessive and would prefer to just remove the deck if it can be done for less than \$1,500.

9) New Business

10) Adjournment 5:56