

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, June 20, 2017 4:30 pm

MINUTES

CALL TO ORDER: 4:30

Board Members Present:

Flo Phillips (by phone)

Alan Nevius

Bo Miller

Todd Ellingson

GTPM:

Tina Korpi

Demerie Northrop

Carolyn Burke, DRC

Tina advised the board that Drew Hayes will no longer be working at GTPM and she is working on finding a replacement for Demerie. Demerie will be working on the HOA remotely after she leaves to help the transition and to make sure the day-to-day operations run smoothly.

1) Homeowners & Guest Time
There were no guests present.

2) Executive Session
An executive session was not needed.

3) Approval of May 16, 2017 Minutes
Bo moved to approve the minutes. Flo seconded the motion. All voted in favor.

4) ARC Review
Carolyn Burke from the DRC presented the board with this month's submissions.

a) Kravetsky, 4320 Balsam Ln, 1-172, New Construction

The builder presented plans and materials for his proposed construction. The DRC had no issues with the plans as presented and recommend approval.

Todd moved to approve the final plans. Bo seconded the motion. All voted in favor.

b) Allison, 816 Sycamore, 2-110, Fence

The DRC felt this control fence for the dog met the design guidelines.

Todd moved to approve the fence plans. Alan seconded the motion. All voted in favor.

c) Lufgren, 1268 Melody Creek Ln, 1-206, Pre-submission conference

This owner came to the DRC meeting to discuss the committee's expectations and inquired about the areas that are most problematic. She is talking to two local architects to have her house designed and will be presenting preliminary plans as soon as she can.

d) Nolan, 4250 Kestrel Ln, 1-147, Color Change

While the colors are darker than the committee liked, they are in compliance with the design guidelines. Bo moved to approve the color change. Todd seconded the motion. All voted in favor.

e) Robinson, 1286 Melody Creek Ln, 1-200, Control Fence

The DRC recommended approval of the fence and suggests that a survey be done to make sure the fence remains on or inside the property boundary.

Todd moved to approve the control fence. Alan seconded the motion. All voted in favor

* This is the HOA Board President's house and he was not present at this meeting or for the vote.

f) Andy Davis, 4090 Balsam Ln, 1-001, Color Change

The DRC recommended approval of this color change.

Todd moved to approve the new color. Bo seconded the motion. All voted in favor.

- There was an additional request for a Green Hut that came via email after the DRC meeting. The DRC discussed over email and determined that it did not follow the design guidelines and did not recommend approval as it was not in compliance.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There delinquent list only has a few owners on it. One has been given the intent to file a lien letter and has received that notification several times in the past years. The board would like to move forward with filing the lien if that account has not been made current after the next invoice is sent.

ii) Financial Review

Demerie reviewed the financials. \$110,037 has been collected in income this year with \$68,851 having been spent in expenses. This includes \$10,416 that has been deposited into the maintenance reserve account. The ski track maintenance went over budget as a result of the unusual snow amounts received this winter. There is currently \$92,169 in the operating account and \$161,717 in the maintenance reserve account.

6) GTPM

GTPM has been notified that the noxious weed reimbursement program from the Teton County Weed and Pest has run its course and will no longer be able to reimburse people for spraying to eradicate noxious weeds in their yards/common areas of the HOA.

7) Violations - Violation Log

There were quite a few initial violations this month with people getting into the swing of summer. There were only a couple homeowners that received fines for continued non-compliance.

8) Old Business

a) Sales Office deck damage

The deck has been removed. The board does not want to invest in rebuilding the deck at this time.

9) New Business

a) Work with DRC to draft amendment re. setbacks

GTPM will ask Carolyn and the DRC to put together a draft for the board to review with them at the next meeting.

b) Discuss process for Open Space requests

The board opted to table this conversation until the full board was present at the meeting.

c) Mailboxes

The Post Office notified GTPM that there must be a mailbox for every homeowner in Melody. After a count of who currently has a box and which homes need to be assigned a box it was determined that we need to install boxes to accommodate 27 homes in Munger Park, 10 at the Old Sales Office, 21 at the Melody Creek Lane entrance and 52 at the Melody Ranch Drive location. This will require the HOA to purchase 6 new mailbox units. They cost \$1,255 each. Todd moved to purchase and have the new boxes installed. Alan seconded the motion. All voted in favor.

~ Alan indicated that he just received the estimate from MD for the ditch lining and pond 7 work. He will have those prices ready for the board to review at the next meeting.

10) Adjournment 5:32