

The Meadows of Melody Ranch

Homeowner's Association

Annual Meeting – Community Bible Church

Monday, March 5, 2018, 5:30 pm

DRAFT MINUTES

Board Members

Jonathan Robinson Mike Gersack
Flo Phillips Todd Ellingson

Attendance:

Margaret Mary Aeckerle	JR Berezay	Becky & Rich Bloom
Katherine Coelho	Victoria/Ken Dariae	Todd Ellingson (122 & 202)
Kyle Geffre	Mike Gersack	Paul W. Hansen
Lee Harris	Erich Jost	Joe & Janet Kravetsky
Brett Kroger	Mira Lee	Jason Leslie
Nancy Martino	Mike May	Henry McCurdy
Julie McIntyre	Becky Murphy	Warren Myers
Walter Omlor	Florence Phillips	Jonathan Robinson
Claudia & Michael Schrotz	Steven Smith	Kay Stratman
Greg & Mindy Sturgis	Dan & Shirley Thomas	Tom Vajda
Karen VanNorman	Karen VanRiper	Donald Wirth

Tina Korpi (GTPM) Demerie Northrop (GTPM) Carrie Gralund (GTPM)

Represented by Proxy:

Jack & Toye Bailey	Sheila Beebe-Sanders	Robert & Betti Bohus
Kevin Brazell	Chad & Lisa Driewer	Dave & Nancy Dunlap
Rachel & Matt Elliott	James & Linda Goralski	Larry & Patricia Hendricks
Nancy Hoffman	David Korte	Heather Lieding
Frank Lyons	Diane Mahin	King McNay
Steven Michel	Jim & Jessica Miller	Alan Nevius
Julie O'Halloran (1-64, 65)	Gram & Kristen Pizarro	Paul Scott Roop
Bruce & Erin Rosenberg	Elizabeth Spencer	David Trzcinski
Vandy Walker	Tena Webb	Lawrence & Erin Weisman
H. Rozan Welch	Wes & Margaret Womack	Susan Woodford
James & Shannon Yarrow	Jeff & Sandra Zender	

1) Welcome and Introductions – Jonathan Robinson, President 5:42 pm

Jonathan Robinson thanked and introduced the full board of directors; Flo Phillips, Todd Ellingson and Mike Gersack who was appointed to complete the remaining two years of Bo Miller's term following his resignation this fall. Alan Nevius also resigned from the board and his spot will need to be filled at this meeting. The HOA is also in search of volunteers for the Design Review Committee and the Landscape Review Committee.

2) Determination of Quorum

With 67 out of 332 represented either in person or by proxy it was determined the 10% quorum requirement was met.

3) Approval of March 6, 2017 Minutes – Todd Ellingson, Secretary

Greg Sturgis moved to approve the minutes from last year's annual meeting. Mindy Sturgis seconded the motion. All present voted in favor, none opposed.

4) Financial Report – Todd Ellingson, Treasurer

a. Discussions and Explanations on the 2017 Financials

Todd Ellingson stated that the HOA is in a good position financially. The board is acting fiscally responsible as they discuss the use of discretionary spending. The overall cash position of the HOA has grown in the past 3-4 years. Todd emphasized that the main purview of the HOA is the open space, ponds, sales office and amenities within Melody Ranch as the roads, water and sewer system is under the umbrella of the ISD. There is currently \$54,191 in the operating account and \$174,652 in the maintenance reserve account. The income for 2017 was \$260,246 which was over budget mainly as a result of the cash accounting. Expenses were slightly over budget at \$256,873 due in part to the post office requiring the HOA to purchase additional mailboxes so every owner in the HOA would have a community mailbox.

b. 2018 Proposed Budget

There are no proposed increases in dues and the 2018 budget is anticipating \$257,605 in income and expenses are budgeted to total \$256,973. Todd entertained questions and comments from homeowners with regard to proposed expenses. In 2018 the board would like to concentrate on improving the entry signs into Melody Ranch as this was the second most important project as identified in last year's survey of homeowners. There is \$30,000 built into the 2018 budget to pay for the design and purchase of signs at each of the entries to Melody Ranch. The current signage is difficult to see at night. It is not distinguished and the original Melody Ranch sign that is on South Park Loop Road is worn out. There were several suggestions from homeowners including making the existing road signs larger at the entrances, trimming the vegetation, and improving the original sign. The homeowners would like to have a

committee formed to discuss the possibilities and options for this project knowing it will ultimately fall to the ISD for final approval.

Kyle Geffre moved to approve the 2018 budget to include the entry sign project.

Lee Harris seconded the motion. All voted in favor with 6 voting in opposition.

5) ISD Report

Matt Ostdiek, the Water Systems Operator from Rendezvous Engineering was present to give an update on the water and sewer systems for the ISD. The current water valve repair project concluded February 15th. The project was necessary due to corrosion issues. The nuts and bolts holding the valves and pipe connections had to be replaced with stainless steel bolts and cathodic protection was also installed. The corrosion was so severe that the some valves were inoperable and some even began leaking before excavation crews removed soil from around the valves. To complete this work temporary water shut offs were required to stop the water flow. The budget for this project was \$150,000 which was funded 50% (\$75,000) by the ISD, and 50% (\$75,000) through a State Land Investment Board (“SLIB”) grant. The work was performed in the winter because the ground water levels are at their lowest and the frozen ground allows for smaller holes and less damage. In all, 20 valves were repaired in this project phase. There will be a significant amount of cleanup work to repair the streets and yards repairs this spring. Westwood Curtis is performing this work on a time and materials basis. It is important to avoid conflicts and delays with the construction operations to keep the crews working efficiently (i.e. not parking in the way) because we are trying to complete as many valves as possible with the available funds. Thank you for your cooperation and patience in this project and in the upcoming clean up this spring.

The ISD has also applied for a \$330,000 loan from SLIB to continue the valve repairs throughout Melody Ranch. This second phase loan is through a federal drinking water program administered by the SLIB and Wyoming DEQ. The loan has received conditional approval and final authorization is pending. This work may begin this spring depending on the timing of the loan. However, we expect this second phase of valve repairs will be scheduled next winter.

The ISD also has third major project involving major water system improvements sponsored by the Wyoming Water Development Commission (WWDC). The WWDC contracted with Nelson Engineering to conduct a feasibility study on the water system. That study recommended that Melody Ranch add a third well, install larger pumps in the existing wells, replace existing booster pumps and electrical controls, enlarge transmission lines, and install new transmission lines. The WWDC funding program includes a grant for 2/3 of the project cost, and the remaining 1/3 of the project will be funded through a 2.5% interest, 20-year SLIB loan. Rich Bloom added that it will be necessary for the ISD to increase property taxes in order to repay the loan. An executive summary explaining the costs and funding will be issued by the ISD Board of Directors

and sent to the homeowners once funding approval is secured, likely within a couple weeks.

The sewer system has a pump (lift) station which serves the west side of Melody Ranch. The grinder went out toward the end of December and the motor was rebuilt. However the grinder has continued stop working intermittently, and has been returned to be rebuilt again under warranty. We continue responding to alarm calls from pumps plugging due to “flushable wipes” that are wreaking havoc in the system. Please do not flush these items. The alarm calls occur day or night and the repair efforts are costly.

The ISD had all of the sewer lines jetted and camera inspected a couple years ago. The inspection work identified an area by Melody Creek Lane and South Park Loop Road that will need to be dug up and repaired this spring.

6) HOA 2017 Projects

a. Pond Work – Update

Pond #7 has had low to no flow for many years. The HOA spent about \$10,000 to improve the flow and the top soil around the pond. The HOA also spent about \$4,000 to clean out the ditches along the northern edge of the neighborhood to improve the flow and aesthetics of the ditch leading to Flat Creek.

7) HOA 2018 Projects

a. Discuss future of the ponds.

Steven Smith discussed his interest in revitalizing Pond #5 which is the largest pond in Melody Ranch. This pond is normally dry by July and there have been issues with algae and odors. Biota stated this was the healthiest of all the ponds in Melody Ranch but the water doesn't stay in it. Years ago initial estimates to line this pond exceeded \$100,000. With pond work being the number one priority of homeowners in the survey conducted last year, the neighbors around pond 5 would like to see something done. Steven has received a bid to reline this pond for about \$25,000. The cost of excavation may be that same amount or a bit more for a total estimated cost of \$50,000- \$60,000. Steven has submitted a quote from an independent local engineering firm to analyze any effects of adding a liner to the pond. The terms of the scope are not to exceed \$2K. He feels this would be a responsible measure in better understanding the situation, cause and effects, prior to any official agenda/voting.

b. Discussion of entrances

See discussion in the budget section of the minutes.

c. Discuss Sales Office

It has been brought to the attention of the board through NextDoor that there may be some interest in revitalizing the old sales office into a community building or

some other amenity. The building is currently not up to code and it would take a great deal of funds to get the building usable. The board has been reluctant to spend money on this building without getting more homeowner input. A committee will be created for this purpose.

8) Election of Board

a. There are three seats up for election

The 3-year terms of Jonathan Robinson and Flo Phillips are expiring and the remaining 2-year term of Alan Nevius who resigned in November is also open

b. Nominations for these positions and vote

Paul Hansen nominated Flo and Jonathan for reelection. Joe Kravetsky seconded the motion. Paul Hansen nominated Matt Turner to fill Alan's remaining 2-year term. Karen VanRiper seconded the motion.

Paul Hansen moved to elect Flo, Jonathan and Matt. Joe Kravetsky seconded the motion. All voted in favor with one voting in opposition.

9) Questions and Answers

~ A homeowner asked about the trees that were recently removed from the open space on the north berm. Jonathan explained that in response to the lawsuit that was filed by Rich Bloom a new policy was created through mediation with regard to open space tree removal. The homeowner who removed ten trees from the open space behind his new home went through the application process which included presenting his plan to all neighbors within a 500 foot radius of his lot. Only two neighbors objected to his plans. The board went to the home and looked at all of the trees that were in question with respect to the views from the home. The board met on February 20th at their regularly scheduled board meeting and determined which trees could be removed to provide the homeowner with reasonable views as allowed in the policy. Rich Bloom spoke against this action stating his belief that the board "gamed" the system with their determination. Jason Leslie spoke to his experience with the process as he currently has an application that is pending construction of his home. He would like the process to be less contentious and is concerned with the "confidential" aspect of the settlement between Rich Bloom and the Board as the appearance of transparency is gone. The homeowners present discussed the need for a committee to be formed to review and edit the current tree policy as per the amendment process defined in the policy.

~ There were concerns noted about the use of a drone in the neighborhood. Jonathan indicated that it could be considered a nuisance as per section 5.8 of the CC&Rs and could prohibit the enjoyment of one's own lot.

10) Adjournment 7:34