

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, November 20, 2018 at 8:45 am

**MINUTES**

**CALL TO ORDER**

**Board Members Present:**

Jonathan Robinson

Todd Ellingson

Michael Gersack

Flo Phillips

**GTPM:**

Demerie Northrop, by phone

Kelsey Bancroft

**Guests:**

Jason Leslie

1) Homeowners & Guest Time

Jason Leslie addressed the board with his request to extend the period of reclamation until spring when the irrigation system can be turned on and pressurized to make sure all repairs to any damaged lines are fixed. The trees were removed and the line for the sump pump buried with all debris removed and berm rebuilt, but the final reclamation cannot be done until spring. Jonathan moved to approve the request for the reclamation period until May 31<sup>st</sup>, 2019. Todd seconded the motion. All voted in favor.

2) Executive Session

The board did not need to enter an executive session.

3) Approval of October 16, 2018 board minutes

Todd moved to approve the meeting minutes from 10/16/18. Flo seconded the motion. All voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

GTPM will continue to try and reach out to the most delinquent owners and request that they pay their account or make payment arrangements.

ii) Financial Review

The financials seem to be in line to have a balanced budget by the end of the year. There are a few line items that exceed the budgeted amount (i.e. pond maintenance) but there are other items that will be less than expected to help balance that out. GTPM will request all invoices be submitted by vendors and then paid by the end of the year so we can have an accurate accounting of 2018 actual expenses.

5) GTPM

~ Rules re. pets

A homeowner voiced her concerns about a couple owners who tend to foster more than 2 dogs in

Melody Ranch at any given time. The rules permit 2 permanent household pets, but it is unclear about homeowners that foster or “cycle through” pets. Flo will speak to the owners that were identified and remind them of the rules.

~ RV Space request

A homeowner who is on the waiting list for the RV storage would like to know the names of people who already have spaces so he can see if they would share their spot with him. The board is not willing to release the names of the space holders as it would circumvent the process of the waiting list. There are some people who have been waiting for a spot for over 5 years and an attempt to leap frog over them would not be conducive to an equitable waiting list for the other owners.

~ Committee thank you's

The board approved the purchase of thank you gift cards each in the amount of \$100 for the LRC and the heads of the two newly formed task forces. GTPM will purchase these 4 gifts and distribute them to these volunteers.

#### 6) Violations - Violation Log

There are no major violations to discuss this month. However it was noted that a homeowner has, for the second time, made drastic changes to his landscaping without prior approval or notice to the board or the landscape committee. The board would like another violation letter and fine to be assessed to the owner.

#### 7) Old Business

##### a) Pond Task Force update

The pond committee met last week and made some progress. They would like to discuss their thoughts with the board at the upcoming December meeting.

##### b) Front Entry Signs and Lighting update

There have been some issues with the placement of the signs due to utilities that run in that area. Flo and Todd will meet with Teton Signs to review and confirm the sign placement.

##### c) Open Space Landscaping Policy Task Force update

There is no update available from this committee.

##### d) Sales Office Task Force update

This task force has met multiple times and attended a meeting with the Teton County Preservation Board earlier this month. They will meet again next week to continue their review and discussion about the disposition of the sales office. Jonathan has offered to attend their next meeting, if they would like to have a board member present. Otherwise, they will also be attending the December meeting to give a thorough review of their work to date.

##### e) Irrigation Pump replacement and digital meter discussion

Jonathan will speak to Rendezvous Engineering about a less expensive alternative for the digital meter so the 2019 budget can accurately reflect this expense.

#### 8) New Business

##### a) Weber Request for Return of Tree Deposit

The board will look at the open space area where the trees were removed to see if the deposit can be returned to Mr. Weber in accordance with the policy. The board will continue the discussion and review once the area has been inspected over email.

##### b) Leslie berm reclamation request

See above in homeowners & guest time.

9) Adjournment 9:41

## Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists as of December 12, 2018

| <u>Wait list for a double space</u> |                            | <u>Date</u>    | <u>Wait List for a single space</u> |                            | <u>Date</u>    |
|-------------------------------------|----------------------------|----------------|-------------------------------------|----------------------------|----------------|
| <u>(9x50)</u>                       |                            | <u>Applied</u> | <u>(9x25)</u>                       |                            | <u>Applied</u> |
|                                     |                            |                | **                                  | 1 Sheila Poore             | Spring 2014    |
| 1                                   | Mike Welch                 | 7/29/2013      | *                                   | 2 Steven Smith             | 7/18/2014      |
| 2                                   | Teresa & Bo Miller         | 9/10/2013      |                                     |                            |                |
| 3                                   | Frank & Kathy Lyons        | 3/11/2014      | *                                   | 3 Carly Hills              | 8/15/2014      |
| 4                                   | Hunter Frobeck             | 7/3/2014       | **                                  |                            |                |
| 5                                   | Warren Myers               | 7/15/2014      |                                     |                            |                |
| 6                                   | Paul Dykeman               | 10/29/2014     |                                     | 5 Mira Lee                 | 10/6/2014      |
| 7                                   | Ben Mateosky               | 2/1/2015       |                                     | 6 April Owen               | 2/2/2015       |
| 8                                   | Jim Vito                   | 3/1/2015       |                                     | 7 Michelle Poulson         | 2/11/2015      |
| 9                                   | Jim & Lisa Ryan            | 3/1/2015       |                                     | 8 Maria Sloan              | 2/15/2015      |
| 10                                  | Brian Parker               | 4/11/2015      |                                     | 9 Alexandra Robinson       | 3/23/2015      |
| 11                                  | Sandra Zender              | 5/11/2015      |                                     | 10 Dana Gatt               | 4/1/2015       |
| 12                                  | John Taylor                | 7/9/2015       |                                     | 11 Max & Lori Rhyner       | 5/5/2015       |
| 13                                  | Dana Gatt                  | 8/1/2015       |                                     | 12 John & Heather Robinson | 6/8/2015       |
| 14                                  | Brandi Brewer              | 8/14/2015      |                                     | 13 Shannon Yarrow          | 6/30/2015      |
| 15                                  | Chip Reid                  | 9/25/2015      |                                     | 14 Sarah Toal              | 6/30/2015      |
| 16                                  | Amy Aronowitz              | 10/4/2015      |                                     | 15 Max Rhyner              | 8/5/2015       |
| 17                                  | Diane Mahin                | 10/10/2015     |                                     | 16 McSorley/Alan Bonnett   | 8/15/2015      |
| 18                                  | Catherine Cooper           | 5/9/2016       |                                     | 17 Peter Brighton          | 9/9/2015       |
| 19                                  | Carl Hee                   | 8/1/2016       |                                     | 18 Nathan Bianchin         | 9/14/2015      |
| 20                                  | Gram Pizzaro               | 6/5/2017       |                                     | 19 Chip Reid               | 9/25/2015      |
| 21                                  | Jason Leslie               | 6/19/2018      |                                     | 20 Shawn Ankeny            | 9/29/2015      |
| 22                                  | Neal Larsen (wants larger) | 10/9/2018      |                                     | 21 Jennifer Chonchiski     | 10/16/2015     |
|                                     |                            |                |                                     | 22 Tonya Mark              | 11/8/2015      |
|                                     |                            |                |                                     | 23 Kent McBride            | 11/22/2015     |
|                                     |                            |                |                                     | 24 Chad & Katie Jackson    | 11/23/2015     |
|                                     |                            |                |                                     | 25 Gary Duquette           | 1/21/2016      |
|                                     |                            |                |                                     | 26 Michelle Linville       | 1/29/2016      |
|                                     |                            |                |                                     | 27 Donald Beale            | 2/29/2016      |
|                                     |                            |                |                                     | 28 Eric Jost               | 3/14/2016      |
|                                     |                            |                |                                     | 29 Caroline Hines          | 4/14/2016      |
|                                     |                            |                |                                     | 30 Leslie Davis            | 4/26/2016      |
|                                     |                            |                |                                     | 31 Shawn Wright            | 4/27/2016      |
|                                     |                            |                |                                     | 32 Marvin Arriola          | 5/30/2016      |
|                                     |                            |                |                                     | 33 Michael Schrotz         | 5/31/2016      |
|                                     |                            |                |                                     | 34 Scott Barrett           | 5/31/2016      |
|                                     |                            |                |                                     | 35 Christanto Morales      | 6/2/2016       |
|                                     |                            |                |                                     | 36 Michael Heatley         | 6/6/2016       |
|                                     |                            |                |                                     | 37 David Crawford          | 6/7/2016       |
|                                     |                            |                |                                     | 38 Avi Kantor              | 6/15/2016      |
|                                     |                            |                |                                     | 39 Todd Lamppa             | 7/7/2016       |

|    |                     |            |
|----|---------------------|------------|
| 40 | Jen & Jonathan Hunt | 8/29/2016  |
| 41 | Buckner Woodford    | 10/6/2016  |
| 42 | Ted Dawson          | 4/21/2017  |
| 43 | Stan Czarniak       | 5/2/2017   |
| 44 | Will Holden         | 5/9/2017   |
| 45 | Britt & Jon Baker   | 6/5/2017   |
| 46 | Michael Gersack     | 6/9/2017   |
| 47 | Maureen Moliari     | 7/21/2017  |
| 48 | Eric Balsa          | 7/30/2017  |
| 49 | Debra Sagara        | 9/5/2017   |
| 50 | Tony Scaffide       | 1/22/2018  |
| 51 | Heidi McBride (SM)  | 4/4/2018   |
| 52 | Jim Miller          | 5/2/2018   |
| 53 | Mitch Lewis         | 5/8/2018   |
| 54 | Sean Clark          | 6/4/2018   |
| 55 | Lance Windey        | 6/13/2018  |
| 56 | Jason Leslie        | 6/19/2018  |
| 57 | Olivia Ryan         | 8/3/2018   |
| 58 | April Cunningham    | 9/12/2018  |
| 59 | Theresa Zacharias   | 9/14/2018  |
| 60 | Ruslan Khusainov    | 10/12/2018 |
| 61 | Diane Peterson      | 10/15/2018 |
| 62 | Gary Pollock        | 12/10/2018 |