

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, April 16, 2019 at 8:45 am

MINUTES

CALL TO ORDER 8:46

Board Members Present:

Jonathan Robinson
Todd Ellingson (for ½ the meeting)
Flo Phillips
Michael Gersack

GTPM:

Demerie Northrop, by phone
Kelsey Bancroft

Board Members Absent:

Matt Turner

Homeowners:

Karen Van Norman
Shirley Thomas
Mike May
Kent Van Riper
Michael Schrotz, by phone

1) Homeowners & Guest Time

~ Karen, Shirley, and Mike attended the meeting on behalf of the "Open Space" Task Force. They wanted to discuss an amendment to the current policy that was created as a result of a lawsuit from several years ago. They want to make some changes and clarifications to the existing policy especially in regard to the number of trees that would be counted in the open space behind someone's home as well as a few modifications to the fees that are assessed to owners wishing to remove trees from the open space and the types of trees that can be removed. The board will review the policy with the HOA attorney again in the coming weeks and have a clearer idea of the parameters that confine the existing policy for additional discussion and possible language edits the task force presents.

~ Kent and Michael attended the meeting to review what the board would like to do now that they have presented their findings about the old sales office. Those board members present agree with the task force recommendation of selling the cabin to an outside party and having it moved offsite so the location can be used for other HOA interests (to be discussed at a later time). The current building, according to the Teton County Historic Preservation Board, is neat but not unique and there is no special value in the existing building.

**As not all board members were present, following the meeting Jonathan sent the following email: "I propose a motion to authorize the Sales Office Task Force to pursue opportunities with the Teton County Historic Preservation Board, local realtors and others to investigate practical plans for relocating the Sales Office outside of Melody Ranch and/or selling the Old Sales Office. During January 2020 annual budget discussions and prior to sending the annual meeting packet at beginning of February, the board (with feedback from the Sales Office task force) will reevaluate if more time is necessary to find a

viable relocation option or to pursue alternative removal options for 2020.” Flo seconded the motion. All voted in favor.

2) Executive Session

No executive session was needed at this time.

3) Approval of February 19, 2019 board minutes

Jonathan moved to approve the minutes from the 2/19/19 meeting. Flo seconded the motion, and all voted in favor.

4) ARC Review

a) Welch, 4095 Balsam Lane, Lot 1-31, Addition to home and reroofing

Flo moved to approve the plans as recommended by the DRC. Mike seconded the motion, and all voted in favor.

b) Coelho, 4310 Fallen Leaf Lane, 1-023, Color Change

Flo moved to approve the plans as recommended by the DRC. Mike seconded the motion, and all voted in favor.

c) Scaffide, 4210 Fallen Leaf Lane, 1-019, Roof Replacement

Jonathan moved to approve the new roof with the request that the approval be conditioned that the owner send the revised roofing material information showing that it will be in compliance with the design guidelines as it relates to the warranty and weight requirements for the shingles and the metal roofing materials. Flo seconded the motion. All voted in favor.

d) Oaks, 4170 Balsam Lane, 1-116, Adding a door

The DRC did not recommend approval of these plans as it appears that the owner is constructing a second living space in the home which is not in compliance with the design guidelines that require the home be used as a single-family residence only. The ARC had additional concerns that these modifications would not be in line with Teton County Housing Authority rules and would request the owner have approval from that entity as well. In addition, a site plan was not provided to the ARC. GTPM will send a letter to the owner discussing these issues.

e) Peterson, 4330 Fallen Leaf, 1-024, Replace and Extend Deck

The owner confirmed that the deck would be well within the setback as it will be 20’6” from the property line and the setback is 10’. With that information, Jonathan moved to approve the plans as recommended by the DRC. Mike seconded the motion, and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are only three owners with a delinquent account currently. The board was pleased with the progress made by so many homeowners to pay their dues on a timely basis.

ii) Financial Review

While the ski track appears to have gone over budget, this was not unexpected given the amount of snow and additional grooming that was required. They would like to see maintenance reserve deposits placed in an assigned line item. They will discuss this with Rob at the next board meeting.

6) GTPM

Silverstar followed up with GTPM about the installation of fiber optic cables that could be installed in Melody Ranch for \$1,144,249. The board has asked Demerie to respond that the HOA is not interested in this work being done at the cost that was proposed.

7) Old Business

a) Pond Task Force update

The board would like to see a proposal from the task force about future expenditures for the proposed plantings this year. Once this plan and proposal is received the board will review it at their meeting.

b) Sales Office Task Force update

See above discussion under homeowner time.

8) New Business

a) Entry Sign Vandalism

There has been vandalism to two of the entry signs on several separate occasions. GTPM filed a police report and has requested an estimate for repairs to the lettering.

b) Ski Track signage request

Based on feedback received from several homeowners and users of the ski track, the board does not feel it is necessary to put forth the expense of ski track signage at this time.

c) MTM Pond Maintenance bid

The board has accepted this proposal and has requested GTPM make payment in full to receive the pre-payment discount on pond maintenance services.

d) Landscaping

Jonathan had a few questions for Wyoming Landscape and the board would like to find a balance on watering the open space. The board will purchase the water meter as recommended by Weber Drilling and Rendezvous Engineering to make monitoring irrigation more defined and trackable.

In an email discussion on April 25, 2019, the board reviewed a proposal from Wyoming Landscape to clean up the area around the 11 new trees that were planted last fall. The proposal totaled \$2,385 to dispose of the rocky overburden, add top soil to even out the grade and seed the area. Jonathan moved to approve the work to be done. Flo seconded the motion, and all voted in favor.

9) Adjournment 10:24

Mike Welch	7/29/2013		
Teresa & Bo Miller	9/10/2013		
Frank & Kathy Lyons	3/11/2014		
Hunter Frobusck	7/3/2014	1	Maria Sloan 2/15/2015
Warren Myers	7/15/2014	2	Alexandra Robinson 3/23/2015
Paul Dykeman	10/29/2014	3	Dana Gatt 4/1/2015
Ben Mateosky	2/1/2015	4	Max & Lori Rhyner 5/5/2015
Jim Vito	3/1/2015	5	John & Heather Robinson 6/8/2015
Jim & Lisa Ryan	3/1/2015	6	Shannon Yarrow 6/30/2015
Brian Parker	4/11/2015	7	Sarah Toal 6/30/2015
Sandra Zender	5/11/2015		
John Taylor	7/9/2015	8	McSorley/Alan Bonnett 8/15/2015
Dana Gatt	8/1/2015	9	Peter Brighton 9/9/2015
Brandi Brewer	8/14/2015	10	Nathan Bianchin 9/14/2015
Chip Reid	9/25/2015	11	Chip Reid 9/25/2015
Amy Aronowitz	10/4/2015	12	Shawn Ankeny 9/29/2015
Diane Mahin	10/10/2015	13	Jennifer Chonchiski 10/16/2015
Catherine Cooper	5/9/2016	14	Tonya Mark 11/8/2015
Carl Hee	8/1/2016	15	Kent McBride 11/22/2015
Gram Pizzaro	6/5/2017	16	Chad & Katie Jackson 11/23/2015
Jason Leslie	6/19/2018	17	Gary Duquette 1/21/2016
Neal Larsen (wants larger)	10/9/2018	18	Michelle Linville 1/29/2016
Steve Genzer (wants larger)	4.11.19	19	Donald Beale 2/29/2016
Carl Daavatila (wants larger)	5/2/2019	20	Eric Jost 3/14/2016
Ashley Wold 699-4901	5.29.19	21	Caroline Hines 4/14/2016
		22	Leslie Davis 4/26/2016
		23	Shawn Wright 4/27/2016
		24	Marvin Arriola 5/30/2016
		25	Michael Schrotz 5/31/2016
		26	Scott Barrett 5/31/2016
		27	Christanto Morales 6/2/2016
		28	Michael Heatley 6/6/2016
		29	David Crawford 6/7/2016
		30	Avi Kantor 6/15/2016
		31	Todd Lamppa 7/7/2016
		32	Jen & Jonathan Hunt 8/29/2016
		33	Buckner Woodford 10/6/2016
		34	Ted Dawson 4/21/2017
		35	Stan Czarniak 5/2/2017
		36	Will Holden 5/9/2017
		37	Britt & Jon Baker 6/5/2017
		38	Michael Gersack 6/9/2017
		39	Maureen Moliari 7/21/2017

"Small" Space Wait List

40	Eric Balsa	7/30/2017
41	Debra Sagara	9/5/2017
42	Tony Scaffide	1/22/2018
43	Heidi McBride (SM)	4/4/2018
44	Jim Miller	5/2/2018
45	Mitch Lewis	5/8/2018
46	Sean Clark	6/4/2018
47	Lance Windey	6/13/2018
48	Jason Leslie	6/19/2018
49	Olivia Ryan	8/3/2018
50	April Cunningham	9/12/2018
51	Theresa Zacharias	9/14/2018
52	Ruslan Khusainov	10/12/2018
53	Diane Peterson	10/15/2018
54	Gary Pollock	12/10/2018
55	Rob & Molly Dearing	5/17/2019
56	Ashley Wold	5.29.19