

*The Meadows of Melody Ranch*

*Homeowner's Association*

Annual Meeting – Community Bible Church

Monday, March 4, 2019, 5:30 pm

**MINUTES**

Board Members

Jonathan Robinson    Mike Gersack  
Flo Phillips            Todd Ellingson  
Matt Turner

**Attendance:**

Diana Dragancea	Todd Ellingson (122 & 202)	Mike Gersack
Jim Hammerel	Bob Hammond	Erich Jost
Joe & Janet Kravetsky	Mira Lee	Nancy Martino
Steve/Delia McGuire	Warren Myers	Walter Omlor
Florence Phillips	Jonathan Robinson	Jeff Schuller
Karen Smith	Greg & Mindy Sturgis	Matt Turner
Karen Van Norman	Kent & Karen VanRiper	Louise Wade
Ingrid Watsabaugh	Janell Weber	Mike Welch
Mary Whitney		

Tina Korpi (GTPM)

Demerie Northrop (GTPM)

**Represented by Proxy:**

Matthew & Holly Balogh	Robert Bohus	Rachel & Matt Elliott
James & Linda Goralski	Matt & Anne Hare	Mark Heineken
Larry & Patricia Hendricks	Victoria Hess	Tony Hill
Nancy Hoffman	Brett Kroger	Jason Leslie/Maria Lofgren
Heather Lieding	Jim & Jessica Miller	Kevin & Shelley Olson
Stuart & Susan Palmer	Diane Peterson	Debra Sawyer
Claudia & Michael Schrotz	Paul Spicer	Dan & Shirley Thomas
Martin & Cynthia Trott	David Trzcinski	Carol Viau
Greg Wallace	Lance & Christine Windey	James & Shannon Yarrow

**1) Welcome and Introductions – Jonathan Robinson, President 5:34 pm**

Jonathan Robinson thanked and introduced the full board of directors; Flo Phillips, Todd Ellingson, Matt Turner and Mike Gersack. Additional thanks to the Landscape Review Committee of JR Berezay and Lisa Allen as well as the DRC comprising of JoLyn Conrad Lundquist and paid architect Jim Barlow.

**2) Determination of Quorum**

With 53 out of 343 represented either in person or by proxy it was determined the 10% quorum requirement was met.

3) **Approval of March 5, 2018 Minutes – Todd Ellingson, Secretary**

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

4) **HOA 2018 Projects**

- a. Entry Signs were designed, built and installed at each of the three main entrances to Melody Ranch. They are lit with solar lights to help illuminate the entry roads into the subdivision.

5) **Future HOA 2019 Projects**

a. **Discuss future of the ponds and pond work.**

Warren Myers spoke to the members on behalf of the Pond Task Force that was created following last year's annual meeting. The task force met several times with the main objective to assess the current conditions of the ditches and ponds, and to formulate a plan of action for the future. They reviewed the state and well being of the ponds throughout Melody Ranch to try and identify ways to improve the ponds and other water systems within the community making them safe for residents and their pets. The task force consulted a Water Resource Specialist from the Teton County Conservation District who walked the property and reviewed the previous Biota report. The downstream neighbors have water rights and Melody Ranch therefore has a responsibility to properly facilitate that resource and provide a healthy habitat and aquatic system. Pond 5 carries the water in Melody Ranch downstream feeding the waterways further south. It is suggested that pond 5 be lined to reduce the amount of water the seeps into the ground. Aerating this pond may also be helpful in making the water healthier by adding oxygen to it. The task force also suggests lining several ditches to help maintain adequate water flow between ponds in the HOA and planting additional aquatic plants. While this expense to line Pond 5 is high, there may be state funding available to help offset the cost to homeowners.

The board and the pond task force would propose putting the money normally earmarked for the maintenance reserve fund into a special pond reserve fund and save enough money until this project could be paid for in full at one time in several years. The task force would also recommend continuing with the regular maintenance of the ponds and waterway and ditch maintenance.

b. **Discuss Sales Office**

Kent Van Riper spoke to members about the work that the Old Sales Office Task Force has done in response to homeowners' requests that that building be looked at and a recommendation be made to the board about what to do with it. The old sales office sits on 6 acres on common space between Balsam and Fallen Leaf. It is approximately 1465 square feet and has not been used for many years. There are historical records that place this cabin in Grand Teton National Park many years ago before being moved to its current location by Paul VonGontard in the 1940's. The committee met with the Teton County Preservation Board, a contractor who specializes in remodeling and updating buildings as well as a contractor whose focus is cabin rehabilitation. The structure is ok but extremely

outdated in respect to code and usability. The porch is in terrible condition. The task force presented several ideas for how to proceed with the building.

- Status quo (current condition); deferred maintenance; vandalism repairs. Apx \$3000/yr
- Rehab and retain for community character (stabilize) – baseline cost data. Apx. \$70,000-\$100,000
- Rehab and retain for community use (HOA members). Apx. \$100,000 - \$275,000
- Rehab and retain for commercial use (HOA members and/or use by non-Melody Ranch members) – requires change of use. Apx \$275,000 or more
- Relocate to another site by private party (preservation but-off site). Apx. \$20,000- \$30,000
- Demolish the building Apx. \$20,000

The building is not especially unique and is zoned as recreational/open space and the task force was concerned about potential liability and further damage if nothing is done to the building.

## **6) Financial Report – Todd Ellingson, Treasurer**

### **a. Discussions and Explanations on the 2018 Financials**

Todd Ellingson reported that the HOA was financially healthy with no debt, \$95,000 in the operating account and an additional \$204,000 in the reserve account. The HOA operates within its \$240,000 budget. There are no plans to increase dues or create a special assessment at this time.

### **b. 2019 Proposed Budget**

In light of the 2018 financials and the report given, the board proposed the 2019 budget. Karen Van Normal moved to approve the 2019 proposed budget. Steve McGuire seconded the motion and all voted in favor.

## **7) Election of Board**

Todd Ellingson's three-year term is expiring this year and he is interested in remaining on the board for another term. There were no other nominations. Greg Sturgis moved to reelect Todd Ellingson to the board of directors. Nancy Martino seconded the motion and all voted in favor.

## **8) ISD Report – Bob Hammond, ISD President**

Bob Hammond provided an update for the ISD (improvement and Service District). The ISD owns the water system, sewer system and road system. It's their duty to ensure all of these systems are in good working order. Currently most of the efforts are focused on the water system. The east side water mains have had valves break over the years due to corroded bolts that hold them together. Some of the valve bolts were replaced using grant and match money. The ISD is in the process of going to contract again to replace more - again with grant and match money. The ISD has also been planning for multiple years for construction and replacement of aging equipment in the pump house as well as the addition of a third well (deemed necessary by the Wyoming Water Development Commission study). This work is being done with a very large grant from the WWDC

with some matching funds from the ISD through a low interest loan. Property taxes were increased this past year by \$100 per year to repay the loan.

The ISD has contracted Wyoming Landscape to plow the roads again this winter and they have been working tirelessly to clear the roads, keep them open and help clear driveway openings when the snow and ice get too heavy for homeowners to manage on their own. Please be kind to the plow drivers as they do their work to help clear the streets in Melody Ranch.

**9) Questions and Answers**

The owners present wanted to discuss dog policies within Melody Ranch. The board recently sent out a letter highlighting the rules and regulations as they pertain to animal control. Many animals are left to walk “off leash” or run without any restraint. Some of these animals have caused problems within the community (biting, attacking, not being cleaned up after, etc). Owners are asked to contact Animal Control in the event they see dogs running loose or harassing people or other animals. If you file a complaint on an animal you are asked to let GTPM know as well so the violation can be documented according to the governing documents.

**10) Adjournment 7:00**