

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Tuesday, February 18, 2020 at 8:45 am

**MINUTES**

CALL TO ORDER 8:48

**Board Members Present:**

Matt Turner

Jonathan Robinson

Todd Ellingson

Michael Gersack

Flo Phillips

**GTPM:**

Tina Korpi

Demerie Edington, by phone

Doug Henderson

1) Homeowners & Guest Time

No guests were present

2) Executive Session

An executive session was not required.

3) Approval of January 21, 2020 board minutes

Jonathan moved to approve the minutes from 1/21/20. Matt seconded the motion, and all voted in favor.

4) ARC Reviews

a) Paul, 4335 Melody Ranch Dr. 2-031, Final review

Jonathan reviewed the plans as well as the DRC discussion and recommendation to approve this new home to be built as presented. Flo moved to approve the plans. Michael seconded the motion, all voted in favor.

\*\* In an email discussion Jonathan moved on 4/3/20 to approve the request of Jim Miller on Sandy Creek to remove three trees from his backyard. (The LRC met with the homeowner on site to confirm the trees and their locations and made the recommendation to approve the request). Michael seconded the motion, and all voted in favor by email.

\*\* In an email discussion, Jonathan moved on 4/18/20 to approve the request of George and Sheila Poore on 4080 Sandy Creek to remove six trees from their yard. (The LRC met with the homeowners on site to confirm the location of the trees and made the recommendation to approve the request). Michael seconded the motion, and all voted in favor by email with Flo absent from the vote.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There aren't many owners on the delinquent list. Tina noted that she would reach out to the most delinquent on the list and urge them to make a payment. If payment has not been

received by the next meeting a lien will be filed at the expense of the owner.

ii) Financial Review

There is not a lot to review in the 2020 fiscal year. Income is above the budgeted expectation and expenses are below it but only being a month into the year, that is expected. The board discussed and voted to move \$50,000 from the operating account into the maintenance reserve account. GTPM will look into current 1-year CD rates for First Interstate Bank as well as the Bank of Jackson Hole. In order to maintain FDIC coverage, the board would like to be sure the reserve funds are protected and the HOA can earn more income from the interest of a CD as opposed to a savings account.

\*\* In early April Todd opened an 11-month CD for the HOA in the amount of \$200,000. He secured a rate of 1.09%

There are some funds in the landscape deposit account. The board would like to take a better look at who has money in the account, what can be done to return the deposit, or if the homeowner is forfeiting the deposit for one reason or another. GTPM will audit this account and report back to the board.

iii) 2020 Draft Budget Review

With the expectation that more interest will be earned in the CD, the budget which will be presented at the annual meeting will include that expected income as well as an increase in the ski track grooming expense. The entry sign improvements and entry sign maintenance line items will be switched.

6) GTPM

The entry sign that was run into at the beginning of winter is being stored by GTPM. The board would like the sign to be repaired and then reinstalled when the ground thaws later this spring. There will be more conversation about the placement of the sign and how to manage it when the roads get slick at a later time.

7) Old Business

a) Pond Task Force update

There is nothing new to report here.

8) New Business

a) Review Agenda for Annual Meeting

Jonathan has asked the pond committee as well as the old sales office committee to address the owners at the annual meeting and answer questions that may arise.

9) Adjournment 9:40

Due to the March annual meeting, there will not be a March board meeting unless there is an ARC review that is needed.

**Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists**

<u>Wait list for a double space (9x50)</u>	<u>Date Applied</u>	<u>Wait List for a single space (9x25)</u>	<u>Date Applied</u>
1 Mike Welch (H8)	7/29/2013	April Owen	2/2/2015
2 Teresa & Bo Miller (D7)	9/10/2013	Max & Lori Rhyner	5/5/2015
3 Frank & Kathy Lyons (E2)	3/11/2014	Shannon Yarrow	6/30/2015
4 Hunter Frobeck (E13)	7/3/2014	Chip Reid	9/25/2015
5 Paul Dykeman (C10/E5)	10/29/2014	Kent McBride	11/22/2015
6 Jim Vito	3/1/2015		
7 Jim & Lisa Ryan (G8)	3/1/2015	1 Donald Beale	2/29/2016
8 Brian Parker (E7)	4/11/2015	2 Eric Jost	3/14/2016
9 Sandra Zender (H9)	5/11/2015	3 Caroline Hines	4/14/2016
10 John Taylor (B8)	7/9/2015	4 Leslie Davis	4/26/2016
11 Dana Gatt (B10)	8/1/2015	5 Shawn Wright	4/27/2016
12 Brandi Brewer (H1)	8/14/2015	6 Marvin Arriola	5/30/2016
13 Chip Reid	9/25/2015	7 Michael Schrotz	5/31/2016
14 Amy Aronowitz (D10)	10/4/2015	8 Scott Barrett	5/31/2016
15 Catherine Cooper (G10)	5/9/2016	9 Christanto Morales	6/2/2016
16 Gram Pizzaro (A16)	6/5/2017	10 Michael Heatley	6/6/2016
17 Jason Leslie	6/19/2018	11 David Crawford	6/7/2016
18 Neal Larsen (F5)	10/9/2018	12 Avi Kantor	6/15/2016
19 Steve Genzer (D9)	4.11.19	13 Todd Lamppa	7/7/2016
20 Carl Daavatila (A3)	5/2/2019	14 Jen & Jonathan Hunt	8/29/2016
21 Ashley Wold 699-4901	5.29.19	15 Buckner Woodford	10/6/2016
22 Jessie Aufderheide (B11)	9/6/2019	16 Ted Dawson	4/21/2017
23 Robert Vignaroli	4/6/2020	17 Stan Czarniak	5/2/2017
		18 Will Holden	5/9/2017
		19 Britt & Jon Baker	6/5/2017
		20 Michael Gersack	6/9/2017
		21 Maureen Moliari	7/21/2017
		22 Eric Balsa	7/30/2017
		23 Debra Sagara	9/5/2017
		24 Tony Scaffide	1/22/2018
		25 Heidi McBride (SM)	4/4/2018
		26 Jim Miller	5/2/2018
		27 Mitch Lewis	5/8/2018
		28 Sean Clark	6/4/2018
		29 Lance Windey	6/13/2018
		30 Jason Leslie	6/19/2018
		31 Olivia Ryan	8/3/2018

32	April Cunningham	9/12/2018
33	Theresa Zacharias	9/14/2018
34	Ruslan Khusainov	10/12/2018
35	Diane Peterson	10/15/2018
36	Gary Pollock	12/10/2018
37	Rob & Molly Dearing	5/17/2019
38	Ashley Wold	5/29/2019
39	Betsey Barnes	6/12/2019
40	Jim Hammerel	7/22/2019
41	Matthew Majors	7/23/2019
42	Casey Bess	8/5/2019
43	Jan and Bill Vandegrift	8/13/2019
44	Betsy Davis	8/28/2019
45	Annie Kuvinka	11/18/2019
46	Adam Williams	1/28/2020
47	John Hoover	2/26/2020
48	Brian Modena	3/10/2020
49	Patrick Almond	3/10/2020