

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, May 19, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:46

Board Members Present:

Flo Phillips

Jonathan Robinson

Todd Ellingson

Matt Turner

GTPM:

Tina Korpi

Demerie Edington

Guests:

Kent Van Riper

1) Homeowners & Guest Time

Kent attended the meeting on behalf of the Melody Ranch ISD. The ISD has been discussing putting together a Memorandum of Understanding between the HOA and the ISD to memorialize what each entity does and has been responsible for within the community. For example, the ISD plows the storage yard for the HOA and the HOA landscapes the entries and road lots for the ISD. This MOU will not be to quantify or create a formula for cost sharing, just to have a general agreement about areas of responsibility.

Kent also shared his thoughts about the idea of a Melody Ranch community garden. He noted that, like the ice rink from several years ago, there is a lot of initial enthusiasm for the idea. But has concerns that as time goes on, the enthusiasm will wane and leave the garden deteriorating. He also has concerns about using common HOA funds that would benefit a small number of owners. He would suggest a task force be assigned to manage this project and review other possible options for the area that used to house the old sales office.

2) Executive Session

An executive session was not required.

3) Approval of April 21, 2020 board minutes

Todd moved to approve the minutes of 4/21/20. Flo seconded the motion, and all voted in favor.

4) ARC Reviews

a) Wade, 4095 Sandy Creek, New roofing

Jonathan moved to approve the Wade roof replacement. Flo seconded the motion, all voted in favor.

b) Shanor, 775 Morgan Lane, 2-115, Fence

The PUD does not permit anything to be built on this property as there are utility easements that run throughout it. GTPM will send a denial letter to the owner.

5) LRC Review

a) Moll – Tree removal in yard, 740 Palomino

The LRC reviewed the property and noted that with the removal of the trees specified by the owner there would still be ample vegetation as required in the CC&Rs. Todd moved to approve the tree removal request. Jonathan seconded the motion, and all voted in favor.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Mr. Knauss remains the only owner who is over 60 days delinquent. He has received the intent to file a lien letter from the HOA and has not yet paid any dues since February. The board would like to give him one final opportunity to pay his account in full and has instructed GTPM to send a final request letter to him. If payment is not received by the next board meeting a lien will be placed on his home. The letter should also advise him that violation fees will begin to be assessed at that meeting as well as described in the rules and regulations in the amount of \$100/week.

ii) Financial Review

The operating account has a balance of \$66,562 and there is \$291,693 in the maintenance reserve account. \$200,000 of which is in a CD at the Bank of Jackson Hole. The ski track grooming came in under budget for the year in part because it was groomed every other week for the first couple months of operation. The pond maintenance is slightly over budget due to an increase in product prices.

7) GTPM

There is a trailer and ATV parked by the lift station in Melody Ranch. The sheriff has been notified and will either contract the owner to move these or will have them tagged and towed. An owner has requested permission to have a Sprinter Van parked in their driveway for a week here and there arguing that it is the same length as a Suburban. The board determined that it will be dealt with as any other violation and it would be considered a recreational vehicle if it is classified as such by the DMV.

8) Old Business

a) Sign Update

Joe Kravetsky is repairing the entry sign, and Demerie is working with the sign company regarding replacing the letters that keep getting taken. Jonathan has suggested that the sign be placed just to the west side of the island to try and keep cars from sliding into it each winter.

b) Landino Easement

The board authorized Jonathan to sign the agreement earlier this month. There may be an additional request but the HOA will wait and see if the attorney presents anything new for review and consideration. For now, the HOA has done its part in this matter.

*** The Landinos requested an additional side agreement as it related to their unauthorized “kayak shed” The ISD and HOA attorneys worked together to reach an agreement with the Landinos and their attorney that would be mutually acceptable. In an email vote on June 10, four of the five board

members agreed to the side agreement and amended easement document. Todd voted against it. The fully executed document was sent to Nicole Krieger, ISD attorney.

c) Pathways Discussion

Demerie has been in touch with Brian Schilling who advised her that Park and Rec is the correct contact for questions relating to the Pathways maintenance and repairs. She will continue to find the right person to discuss the HOA questions and concerns about the pathway and report back to the board.

9) New Business

a) Community Garden Request

In continuation from the guest-time comments, Jonathan also noted that there is not a water source that is readily available. There is some clean up that is needed from the removal of the old sales office regardless of what (if anything) is put in its place. Todd noted that the community garden near Cottonwood Park has spaced out rows and is concerned that there is not a lot of space to install garden plots without encroaching on the sled hill. He does not think this decision should be rushed into as there are many aspects to discuss and decide as it relates to a garden area. The board would like to go into this decision having thought it out and moving forward the right way as there are many questions and details that need to be determined. Demerie will work with Paul Hansen and see if he will spearhead a task force to present a full and complete plan to the board in a few months. In the meantime, Todd moved to have the old sales office area cleaned up and irrigation repaired. Matt seconded the motion, and all voted in favor. Todd noted that the area may be better used for something like a secondary storage area. Flo noted concerns about that being an eyesore for the owners living in that area and that there may not be enough space for something like that.

b) MOU Request with ISD

Discussed with Kent during guest-time above.

10) Adjournment 9:59

Meadows at Melody Ranch HOA RV Storage Lot Waiting Lists

<u>Wait list for a double space (9x50)</u>		<u>Wait List for a single space (9x25)</u>	
	<u>Date Applied</u>		<u>Date Applied</u>
1 Mike Welch (H8)	7/29/2013	1 Donald Beale	2/29/2016
2 Teresa & Bo Miller (D7)	9/10/2013	2 Eric Jost	3/14/2016
3 Frank & Kathy Lyons (E2)	3/11/2014	3 Marvin Arriola	5/30/2016
4 Hunter Froebuck (E13)	7/3/2014	4 Michael Schrotz	5/31/2016
5 Jim Vito	3/1/2015	5 Christano Morales	6/2/2016
6 Jim & Lisa Ryan (G8)	3/1/2015	6 Michael Heatley	6/6/2016
7 Brian Parker (E7)	4/11/2015	7 David Crawford	6/7/2016
8 Sandra Zender (H9)	5/11/2015	8 Avi Kantor	6/15/2016
9 John Taylor (B8)	7/9/2015	9 Todd Lamppa	7/7/2016
10 Dana Gatt (B10)	8/1/2015	10 Jen & Jonathan Hunt	8/29/2016
11 Brandi Brewer (H1)	8/14/2015	11 Buckner Woodford	10/6/2016
12 Chip Reid	9/25/2015	12 Ted Dawson	4/21/2017
13 Amy Aronowitz (D10)	10/4/2015	13 Stan Czarniak	5/2/2017
14 Catherine Cooper (G10)	5/9/2016	14 Will Holden	5/9/2017
15 Gram Pizzaro (A16)	6/5/2017	15 Britt & Jon Baker	6/5/2017
16 Jason Leslie	6/19/2018	16 Michael Gersack	6/9/2017
17 Neal Larsen (F5)	10/9/2018	17 Maureen Moliari	7/21/2017
18 Steve Genzer (D9)	4.11.19	18 Eric Balsa	7/30/2017
19 Carl Daavatila (A3)	5/2/2019	19 Debra Sagara	9/5/2017
20 Ashley Wold 699-4901	5.29.19	20 Tony Scaffide	1/22/2018
21 Jessie Aufderheide (B11)	9/6/2019	21 Heidi McBride (SM)	4/4/2018
22 Robert Vignaroli (B5)	4/6/2020	22 Jim Miller	5/2/2018
23 Shawn Ankeny (A9)	5/4/2020	23 Mitch Lewis	5/8/2018
		24 Sean Clark	6/4/2018
		25 Lance Windey	6/13/2018
		26 Jason Leslie	6/19/2018
		27 Olivia Ryan	8/3/2018
		28 April Cunningham	9/12/2018
		29 Theresa Zacharias	9/14/2018
		30 Ruslan Khusainov	10/12/2018
		31 Diane Peterson	10/15/2018
		32 Gary Pollock	12/10/2018
		33 Rob & Molly Dearing	5/17/2019
		34 Ashley Wold	5/29/2019
		35 Betsey Barnes	6/12/2019
		36 Jim Hammerel	7/22/2019
		37 Matthew Majors	7/23/2019
		38 Casey Bess	8/5/2019
		39 Jan and Bill Vandegrift	8/13/2019
		40 Betsy Davis	8/28/2019
		41 Annie Kuvinka	11/18/2019

42	Adam Williams	1/28/2020
43	John Hoover	2/26/2020
44	Brian Modena	3/10/2020
45	Patrick Almond	3/10/2020
46	Bradley Yates	4/22/2020
47	Heather Poole	4/28/2020
48	Tom & Kristin Fay	6/1/2020