

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, June 16, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:46

Board Members Present:

Flo Phillips

Jonathan Robinson

Todd Ellingson

Michael Gersack

GTPM:

Tina Korpi

Demerie Edington

Guests:

Mari Allen Hanna, Slow Food of the Tetons

Paul Hansen

Michael Schrotz

1) Homeowners & Guest Time

Mari Allen, Paul, and Michael attended the meeting to discuss the potential community garden in Melody Ranch. Slow Foods in the Tetons manages the May and Blair community gardens. The initial cost estimates for 30 beds is about \$2,600 for lumber and \$7,300 for topsoil. Slow Food is willing to help participate in whatever capacity Melody Ranch would choose. They collect the garden fees as their fee. Typically, people are charged \$35 for a 12 square foot plot or \$75 for a 10'x10' plot. They also like to suggest that an extra plot be planted and the harvest from it or the excess from other people's garden spots be donated to the community. Other gardens have a guest component where chefs, landscape architects, gardeners and other experts in the field come and present to the plot users. There is a lot of community enthusiasm within Teton Valley and there is currently a waiting list to get a garden plot. They have not had any vandalism issues except an occasional deer. Mari Allen suggested that there be a designated Garden Coordinator to help manage and maintain the garden and the owners using it. This person is key to maintain management of the spots which could quickly deteriorate without proper oversight. Paul Hansen volunteered to be that Coordinator for the Melody gardens. Building the actual garden plot can be done by anyone but it has been a popular Eagle Boy Scout project in other areas.

The board will look into Melody Ranch "exclusivity." Ideally a task force will be formed and can present the plan to the board before the September board meeting so the garden plots can be built and ready to go in the spring of 2021. Jonathan and Flo will work with Paul Hansen and Michael Schrotz on this project to begin working on a detailed plan that can be shared with the board and with homeowners.

2) Executive Session

None.

3) Approval of May 19, 2020 board minutes

Todd moved to approve the minutes from 5/19/20. Jonathan seconded the motion, all voted in favor.

4) ARC Reviews

Last week there was an issue with the new house on 2-033 as the neighbors were concerned that the driveway was encroaching the setbacks. After a lot of discussion and work with the Teton County planning department, it was discovered that the county rules require a 5' setback regarding impervious surfaces. Tina went on site to review it with the involved parties and the matter has been settled.

5) LRC Review - There are currently 14 homes that have been built and have established landscaping that need to be reviewed for the return of their landscape deposits. The LRC will work on inspecting each one.

a) Vignaroli – Return of Deposit 4325 Melody Ranch Dr

The LRC reviewed the Vignaroli property and noted that it was in landscape compliance and recommended approval of the return of the deposit. Todd moved to release the deposit to the homeowner. Flo seconded the motion, and all voted in favor.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Tom Knauss has still not made a payment on his HOA dues. Jonathan moved to file a lien on him. Flo seconded the motion, and all voted in favor.

ii) Financial Review

7) GTPM

~ Violations. Demerie and Tina explained the process GTPM goes through in assessing violations in accordance with our HOA published rules. A person is given a warning (via email typically) and if the violation is still there the following week, a 1st letter is sent. A second letter is sent the next week if the violation has not been addressed and a fine starts the week after that and each subsequent week as needed. Tina noted that there seems to be an issue on the east side of Melody Ranch and, while the lots are smaller, there are many homes with overgrown vegetation, exterior staining that is needed, clutter and toys all over the yards. Jonathan asked that GTPM bring each property with a violation to the board for review. For example, there is a new greenhouse that has recently been built which was not approved by the board. The board would like it to be addressed sooner than later.

8) Old Business

a) Sign Update

The board wants to go ahead and fix the lettering on the entry signs and put the Melody Ranch sign up in the same spot but just to the west slightly in an effort to not be hit by sliding cars in the winter. GTPM has been coordinating the installation for which Jonathan would like to be present.

b) Pathways Discussion

Demerie received an email from Brian Schilling regarding the questions the board had about the pathway. To summarize the response, there is not a budget to really do much work on this section of pathway, especially since it is not a “commuter” section of the path and they are short staffed. The

board would like to discuss a plan for this more at future meetings and will discuss next steps in July.

c) Community Garden Request

See discussion from guest time.

d) MOU Request with ISD

Kent from the ISD is going to bring a draft to the board for review. Nothing has been presented to date.

9) New Business

a) Fort in open space behind 4305 Balsam

There is a very large fort compound being built that was discovered by Evergreen Tree Care. The kids working on this are very proud and the board wants to be supportive of their creativity and imagination in this healthy play. There have been no complaints from any owners about the fort. The kids have been asked to not cut any branches and limit the use of any tarps. The parents have been notified by Jonathan that they are required to supervise the kids reclamation of the open space by the end of August.

10) Adjournment 10:00

<u>Wait list for a double space</u> <u>(9x50)</u>	<u>Date</u> <u>Applied</u>	<u>Wait List for a single space</u> <u>(9x25)</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
20	Ashley Wold 699-4901	5.29.19
21	Jessie Aufderheide (B11)	9/6/2019
22	Robert Vignaroli (B5)	4/6/2020
23	Shawn Ankeny (A9)	5/4/2020

19	Debra Sagara	9/5/2017
20	Tony Scaffide	1/22/2018
21	Heidi McBride (SM)	4/4/2018
22	Jim Miller	5/2/2018
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
49	Chris Paul	7/6/2020