

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, July 21, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:46

Board Members Present:

Flo Phillips

Jonathan Robinson

Todd Ellingson

Michael Gersack

Matt Turner

GTPM:

Demerie Edington

Guests:

Michael Schrotz

Jessie Aufderheide

1) Homeowners & Guest Time

~ Jessie Aufderheide attended the meeting to suggest the HOA look into making Melody Ranch “Trout Friendly”. The Jackson Hole Clean Water Coalition is working to eliminate harmful pesticides and herbicides and limit fertilization and watering to prevent chemicals from getting into and polluting the ground water. Jessie will get something in writing for GTPM to share with the landscapers, pond, and tree companies that the HOA hires and see if they are or can become “Trout-Friendly” certified.

2) Executive Session

An executive session was not called.

3) Approval of June 16, 2020 board minutes

Jonathan moved to approve the minutes from 6/16/20. Mike seconded the motion, and all voted in favor.

4) ARC Reviews

a) Clark, 4265 Fallen Leaf Lane, Privacy Fence request

The owner would like to construct a privacy fence to block the view of a concrete pad that was poured on the lot. The ARC noted that the fence would be constructed within the 10’ setback and did not recommend approval. They suggested the owner of the property use landscaping to block the view of the concrete if they so choose. Jonathan moved to deny the request to build a privacy fence and use landscaping instead. Matt seconded the motion, and all voted in favor.

5) LRC Review

JR Berezay, on behalf of the landscape committee reviewed all 14 properties that currently have pending landscape deposits being held by the HOA. He recommended the return of 7 of those deposits. GTPM

will send the deposits and letters to those owners.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The delinquent list looks good and it is nice to see that the property that was going to have a lien filed paid their account in full.

ii) Financial Review

There is currently \$76,299 in the operating account and \$294,196 in the maintenance reserve account. The HOA has collected \$134,220 in income so far this year and has spent \$113,593 (which includes a \$5000 deposit from the operating account into the reserve account).

7) GTPM

~ Violations

There has been a marked increase in violations as there are more people with trailers, boats, and campers in the neighborhood. GTPM has continued the violation policy for each owner. Flo noted that with the current pandemic maybe the HOA could loosen up its policy since there is a lot of use but other board members stated that while these are unique times, the policy is somewhat lenient as it is and people are given many chances to remedy a violation before a fine is assessed. The board determined to keep things "as-is."

8) Old Business

a) Sign Update

There are concerns about the vandalism of the entry signs as more and more letters are being broken and removed. Replacement letters will be installed this month, but the board would like to look into alternative sign options that would be less likely to be vandalized and damaged. It would be nice to know who is causing this damage as it is costing the HOA about \$1,000 each year to repair the letters. Todd moved to repair the existing signs as is and get a quote to replace the signs in 2021. Mike seconded the motion, and all voted in favor.

b) Community Garden

Michael Schrotz attended the meeting as one of the volunteers on the Task Force that is looking at the community garden project. The task force, comprising of him, Jonathan, Flo, Paul Hansen, Kent Van Riper and Bob Peters have met twice in the last month. They are working on a document now to present to the board in August regarding the garden. A draft map of plots has been developed to include 9- 10'x10' spaces and 5 10'x5' spaces. Slow Foods charges an \$75 annual fee for the bigger spaces and \$35 for the smaller ones. The task force would like to double that fee and use the extra to pay for the maintenance and irrigation of the area. There will be a storage building that will blend with the fencing that will be around the electrical boxes. Todd raised concerns about whether the garden fence would be a hazard for kids on the sledding hill. The committee will explore that but did not think it would be an issue. Bob Peters has drafted a response to each of the owners that shared comments about the garden proposal. There is money in the budget to reclaim the old sales office area, where the garden is proposed to be built. The task force will put together a comparison of what it will cost to build a garden vs. what it will cost to reclaim the area from the sales office. If the board supports the garden option, the idea would be to build the plots in the fall so it could be

used starting in the spring of 2021. That will give people time over the winter to get the legal documents, plot use agreements and volunteer commitments established.

c) MOU Request with ISD

The ISD requested an agreement with the HOA to memorialize the breakdown of responsibility between the two entities. There are a few items that were not mentioned in the draft (i.e. the trees and the fence along South Park Loop Road). Matt would like to see some clarification in terms including “Infrastructure” and noted that an MOU is not a binding or enforceable document. While it does not protect either party it will give future boards an idea of which group is responsible for what. The HOA will provide the ISD with their feedback and concerns about the current document and have the ISD add language and clarification.

9) New Business

~ Flo wanted clarification about the exterior fire email that was sent out a few weeks ago. GTPM had received several phone calls and emails about the increase in “campfires” in the backyards of Melody homes. There was a complaint about the smoke getting into open windows and the concern about open flames. Demerie clarified that the rules state there are to be no open flames in Melody Ranch except for in a designated barbecue receptacle.

10) Adjournment 10:12

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	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 Frobeck (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	Amy Larson	7/20/2020	24	Sean Clark	6/4/2018
25	Mike Wirth	7.30.20	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
50	Michael Wirth	7.30.20