

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, August 18, 2020 at 8:45 am

MINUTES – ZOOM meeting

CALL TO ORDER 8:46

Board Members Present:

Matt Turner

Jonathan Robinson

Michael Gersack

GTPM:

Tina Korpi

Demerie Edington

Guests:

Phoebe Coburn & Carlin from Teton Conservation District

Jessie Aufderheide

Buck Woodford

1) Homeowners & Guest Time

~ Phoebe and Carlin addressed the board on behalf of the Teton Conservation District and the Jackson Hole Clean Water Coalition. Their group is comprised of numerous agencies in the valley working together to improve water quality in Teton County and in the Fish Creek watershed. They have undertaken this community initiative valley wide to change landscape practices to create stewardship. There are four practices to note specifically: 1) limit fertilization to 20' from ground water areas; 2) be water wise and irrigate at dawn or dusk every other day. The idea is to water more deeply and less often to create deeper and more draught-tolerant roots; 3) plant native vegetation and try to create a 5' buffer of unmanicured diverse vegetation along waterways; 4) limit herbicides and pesticides as these chemicals can reach the water ways and have ill-effects on aquatic and terrestrial life as well as drinking water. There are numerous landscapers in the valley who have gone through the certification process. Homeowners, HOAs and businesses can get certification on a basic or a goal level and signs are available to display in their yards. Several owners in Melody Ranch have gone through this process.

2) Executive Session

No executive session was needed

3) Approval of July 21, 2020 board minutes

Jonathan moved to approve the minutes from the 7/21/20 meeting. Mike seconded the motion, and all voted in favor.

4) ARC Reviews

a) Anselmi – 1176 Melody Creek Lane, Control Fence

The ARC reviewed these plans for a control fence and found them to be in line with the design guidelines for Melody Ranch and recommended approval. Jonathan moved to approve these fence plans. Mike seconded the motion, and all voted in favor.

5) LRC Review

a) Buckner Woodford – Add trees to his property 4045 Sandy Creek

Buck attended the meeting to see if the board would approve of him adding trees to his property to help provide additional shade. The board requested that he put together a proposal of what he wants to plant (to include species and size) and where he would like to plant it using the LRC guidelines and submit that information to the board for consideration. They were pleased to hear that an owner is requesting more trees on his lot.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Delinquencies are about \$1,000 currently. Demerie will reach out to the owner who just received a second notice, as they are new to the neighborhood, and encourage payment and make sure they are receiving their statements.

ii) Financial Review

There is currently \$75,722 in the operating account and \$294,198 in the maintenance reserve account. The HOA has collected \$156,498 in income so far this year (about \$5,700 over the budget) and has spent \$127,885 (which includes a \$5,000 deposit from the operating account into the reserve account). There is an overage in pond maintenance due to an increase in the cost of supplies. Jonathan would like to try and anticipate and plan for that increase next year in the 2021 budget.

7) GTPM

~ Violations. GTPM will continue to follow the procedure for noting and reporting violations.

8) Old Business

a) Sign Update

After a month or so the signs appear to still be in good shape. The board would like to look at pricing a few game or surveillance cameras and see if that might be a feasible option for reducing vandalism to the signage. There appears to be one sign that does not have the lights (the one that was hit by a car last winter). GTPM will investigate where the lights went when the sign was knocked down.

b) Community Garden

The task force has some more work to do before coming up with a plan for the board for review. Tina will reach out to Macy's as well as Weber Drilling to find out about reclamation of the area (draining and removing the old septic and heating oil tanks) and finding out if a manual pump would work in that area as a way to reduce potential electrical and tank expenses for hose hook ups at the garden area.

c) MOU Request with ISD

Matt will be providing some additional language for the board to review and recommend to the ISD to clarify some definitions of the proposed MOU as well as add some non-binding language to it.

9) New Business

a) Sprinter Van Discussion

With an increase in owners buying and parking these sprinter-type vans in the community, the board would like to dig a little deeper to determine what specifications are needed to consider these a recreational vehicle as opposed to a passenger van. Section 5.6 in the CC&Rs are silent on this and as it could potentially impact a number of owners, the board wants to have a clear idea before heading down a “slippery slope” in approving them or considering them a violation of the governing documents. Tina will check with the Wyoming DMV to see if they have any guidelines they use in this determination.

b) Noxious Weed Letter from Teton County

Bob from GTPM is taking the map provided by Weed and Pest to look at the noxious weeds that were identified by them as needing treatment. Scot from Evergreen has been around spraying again since that letter was sent and a lot of the areas indicated on the map are not part of the Melody Ranch HOA. Once Bob provides that information, Demerie will draft a letter of response back to weed and pest.

10) Adjournment 9:40

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
			51	Anne Fasciano	8/17/2020