

*The Meadows of Melody Ranch*

*Homeowner's Association*

Annual Meeting – Community Bible Church

Monday, March 2, 2020, 5:30 pm

**MINUTES**

Board Members

Jonathan Robinson    Mike Gersack  
Flo Phillips            Todd Ellingson  
Matt Turner

**Attendance:**

Kurt Anselmi	JR Berezay	Victoria Daraie
Dave & Nancy Dunlap	Todd Ellingson (122 & 202)	Mike Gersack
John Goettler	James & Linda Goralski	Bob Hammond
Paul Hansen	Matt Hare	Nancy Hoffman
Christopher Johnston	Becky Murphy	Kevin Olson
Walter Omlor	Florence Phillips	Jonathan Robinson
Peter Rork	Michael Schrotz	Steven & Karen Smith
Greg Sturgis	Matt Turner	Moises Tzompa
Karen Van Norman	Kent VanRiper	Ingrid Watsabaugh
Janell Weber	Cynthia Wuerslin	

Tina Korpi (GTPM)

Demerie Edington (GTPM)

**Represented by Proxy:**

Jack & Toye Bailey	Barnes Family Trust	Robert Bohus
Michael & Donna Coles	Rachel & Matt Elliott	Greg & Sierra Fulton
Paul & Paula Gardner	Jim Hammerel	Scott & Laurie Harris
Patricia Hendricks	Chad & Katherine Jackson	Erich Jost
Brett Kroger	Mira Lee	David Lundquist
Frank & Kathy Lyons	Matthew Majors	Stuart & Susan Palmer
Diane Peterson	Paul Spicer	Carol Viau
Tena Webb	H. Rozan Welch	Nick Wheeler
Wes & Margaret Womack	Shawn & Kristin Wright	

- 1) Welcome and Introductions – Jonathan Robinson, President 5:35 pm  
Jonathan Robinson thanked and introduced the full board of directors; Flo Phillips, Todd Ellingson, Matt Turner and Mike Gersack. Additional thanks to the Landscape Review Committee of JR Berezay as well as the DRC comprising of paid architect Jim Barlow.
- 2) Determination of Quorum

With 56 out of 343 represented either in person or by proxy it was determined the 10% quorum requirement was met.

3) Approval of March 4, 2019 Minutes – Todd Ellingson, Secretary

Todd Ellingson recapped the meeting minutes from last year. Chris Johnston moved to approve the minutes from last year's annual meeting. Jim Goralski seconded the motion. All present voted in favor, none opposed.

4) HOA Projects

a. Sales Office

Michael Schrotz and Kent Van Riper spoke on behalf of the Sales Office task force to advise homeowners about the process and outcome of the old sales office. The task force operated with a good working relationship with the board and spent the last couple years working on this project. They spoke to many people about the history of the cabin and consulted with several experts about the value of the cabin as well as the cost to refurbish it and bring it up to code and the cost to dispose of it. They discovered that the cabin was not unique and had no major historical relevance. Additionally, the cost to repair and renovate it was cost prohibitive. Ultimately it was decided that it would be given to someone who was interested in it for the cost of the physical moving of the cabin from Melody Ranch. After speaking with 36 interested parties a contract was signed with a family in Wilson who had the cabin moved in November of 2020. There will be some small costs associated with landscaping and utilities but otherwise the process is complete.

b. Discuss future of the ponds and pond work.

Steven Smith updated owners on behalf of the Pond task force. They would like to help mitigate crawl space flooding, improve the pond aesthetics, and grow/maintain habitat for wildlife in the area. He highlighted the history of having the ponds assessed by Biota about five years ago and noted that since that time the HOA has lined the ditch from pond 7 to pond 8 and did some restoration and vegetation clean up around pond 7. Aeration could help the ponds and may be an option down the road as well as lining pond 5. Pricing for these items is all over the place, so for the current year they would like to maintain the ponds as has been done in years past and have \$3,000 set aside by the HOA for waterway maintenance.

5) Financial Report – Todd Ellingson, Treasurer

a. Discussions and Explanations on the 2019 Financials

Todd Ellingson reported that the HOA was financially healthy with no debt, \$96,000 in the operating account and an additional \$239,103 in the reserve

account. The HOA operates within its \$256,000 budget. There are no plans to increase dues or create a special assessment at this time.

b. 2020 Proposed Budget

Considering the 2019 financials and the report given, the board proposed the 2020 budget. Chris Johnston moved to approve the 2020 proposed budget. Jim Goralski seconded the motion, and all voted in favor.

6) Election of Board

Matt Turner and Michael Gersack's three-year terms are expiring and both expressed interested in remaining on the board for another term. There were no other nominations. Chris Johnston moved to reelect Matt Turner and Michael Gersack to the board of directors. Jim Goralski seconded the motion, and all voted in favor. Jonathan and Flo have terms expiring in 2021 and Todd's seat will expire in 2022.

7) ISD Report – Bob Hammond, ISD President

Bob Hammond, President of the Melody Ranch Improvement and Service District spent some time discussing current happenings with the roads, water and sewer systems within Melody Ranch. He explained the ISD is funded through property taxes as well as water usage fees. The ISD has applied for several grants through the state of Wyoming to replace valves and bolts, drill a third well and replace pumps and lines in the pump house. There is currently an exploratory well being drilled on the east side of Melody Ranch as they engineer hopes to go down 500 feet to hit a different aquaphor for this additional well. There was a minor upgrade in the sewer lift station. A section of Melody Ranch Drive was repaved last year near the mailboxes at the first entrance. The ISD has contracted Wyoming Landscape to plow the roads again this winter and they have been working tirelessly to clear the roads, keep them open and help clear driveway openings when the snow and ice get too heavy for homeowners to manage on their own. Please be kind to the plow drivers as they do their work to help clear the streets in Melody Ranch. If you have any issues or questions, please be sure to contact Grand Teton Property Management to help.

8) Questions and Answers

~ A homeowner asked about the entry sign for Melody Ranch Drive. Jonathan Robinson explained that for the second year in a row someone lost control of their vehicle and slid into the sign damaging it. That sign is currently being stored and will be restored and reset in the spring. A different placement location is being discussed by the board to try and protect it better.

9) Adjournment 6:38