

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, April 20, 2021 at 8:45 am

MINUTES

CALL TO ORDER

Board Members Present:

Matt Turner
Jonathan Robinson
Todd Ellingson
Flo Phillips
Michael Gersack

GTPM:

Tina Korpi
Edye Sauter

Guests:

Jim Hammerel & Lily Ames

1) Homeowners & Guest Time

a) Ellingson – new home design

The board reviewed the house design at the last meeting and the final review today focused on the three variances being requested. The first variance was regarding the design guideline regulating the length of an exterior wall length. The length of the front (east) side of the home between the garage and laundry room has a wall offset of 3' 8" nearly 4' which is the designated offset. In addition, an architectural break has been created through the addition of stone, the garage, the second story and the rooflines. Jonathan moved to approve this variance request. Michael seconded the motion. All voted in favor. The second variance requested is in regard to the exterior wall height exceeding 10-feet. Currently the plan has more than the required thirty percent (30%) of the total exterior wall length exceeding 10 feet measured from the finished grade to fascia. Jonathan moved to approve this variance on the condition that they bring the current measurement of 62% up to 68%. This could be accomplished with the addition of a small roof between the first and second level on the rear elevation of the west side of the home. Matt seconded the motion. All voted in favor with Todd recusing himself from the vote. The third variance requested was to raise the top of the foundation/finished floor 3'-4" above the crown of the road. This request in response to the high-water levels in this part of the neighborhood and was done after monitoring groundwater wells and consultation with Jorgensen Engineering. Jonathan moved to approve this motion. Flo seconded the motion, and all voted in favor. GTPM will send the final approval letter addressing these variances to the owner.

b) Hammerel – solar panel installation request 760 Palomino

Jim Hammerel and his architect attended the meeting to discuss the request to replace the current aging roof with a new asphalt shingle roof; a Class A fire rating in the color of "Black Oak" by Malarky. The plans also include the addition of solar panels on the roof. Todd noted that the plans meet the intent of the guidelines and the solar panels are placed in a logical and conscience manner. A letter of support was included from the immediate neighbor. Todd moved to approve the plans as presented as recommended by the DRC. Matt seconded the motion, and all voted in favor.

c) Henslee – greenhouse 4055 Sandy Creek Lane

Plans were presented to erect a greenhouse on the rear corner of the property. The DRC did not recommend the approval of this request based on two factors. The governing documents do not allow any structure to be built within the setback which is 20' for that rear of that lot. Additionally, the guidelines state that accessory buildings may be permitted if it is linked with a fence, trellis, or other architectural feature to the primary residence and is of similar design character. The greenhouse as presented did not comply with these requirements. A letter will be sent to the homeowner as these plans were not approved.

d) Izzo – tree removal request – 1067 Melody Creek

Jonathan met with the Landscape Review Committee to review the location of a cottonwood tree located in the front yard of this home. The tree is located within the ISD road lot but the ISD has granted the board authority to make landscape decisions on these lots provided the owner is given the ISD rules about the road lot landscaping. The roots of this tree have started to damage the driveway and there are sufficient planting requirements on the lot. Todd moved to approve the request from the homeowner to have this tree removed as recommended by the LRC. Flo seconded the motion, and all voted in favor.

2) Executive Session

No executive session was required.

3) Approval of February 16, 2021 board minutes

Todd moved to approve the minutes from 2/16/21 as presented. Jonathan seconded the motion, and all voted in favor.

4) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are currently three owners who represent four lots in Melody Ranch that are over 30 days delinquent. GTPM is sending those owners the letters and making efforts to get them to be current on their dues.

ii) Financial Review

There have not been a lot of expenses yet this year so there was little discussion about the financial statement. The board agreed to pay the annual bill from Mountain Town Maintenance for this year's pond maintenance work. The storage lot rates were increased by \$5 for the single space lots and \$10 for the double lots. The increase was implemented effective April 1.

5) GTPM

~ Violations. Tina noted that there are 8 homes that have trailers parked in front of them currently. Additionally, she noted that there are numerous homes that are out of compliance and suggested that a blast email or newsletter article reminding owners to keep their properties clean and not cluttered and not to overstuff their trash cans.

6) Old Business

a) MOU Request with ISD

Tina spoke to Kent Van Riper from the ISD. He advised that the ISD is happy with the current draft of the MOU. He noted that the intent of the ISD was not to be a massive legal document but rather to just be a basic historical document outlining an understanding of responsibility. Tina will circulate the draft from the ISD for the board to review. They will table this vote until the next meeting.

b) Storage area cameras/sign

The board would like to place a game camera 10-12 feet up in a tree facing the entrance of the storage yard to try and capture vehicles that enter the lot. They do not need to spend extra for a night vision camera and understand there will be a monthly fee involved. They would like to have a sign indicating the area is under surveillance as well. GTPM will purchase these items and have the camera installed.

7) New Business

a) Pond work for 2021

Jonathan has left several messages for Steven Smith, the chair of the pond committee, without any response. The board would like to have the ditch between ponds 2 and 3 lined this spring and the liner for pond 5 done at the end of the summer as discussed at the annual meeting. Tina will try and reach out to Steven and see if we can get some action done on this capital project.

b) Reclamation work for 2021 near old sales cabin site

The annual meeting provided the board with guidance in moving forward with the old sales cabin site. The community garden will not be constructed on this site so the budget line item needs to be modified to read sales office reclamation instead of community garden and the budget amount should be reduced to \$7,000. The board gave Tina the authority to have the area reclaimed within the budget amount. She will work with Wyoming Landscape to do the work.

c) Discuss Teton County interest in doing a garden in Munger Park

The board approves of the garden request and will provide a letter stating their support.

d) Cottonwood Trees on West berm

Evergreen Tree Care identified nine trees on the berm behind the houses along Balsam Lane on the west side of the neighborhood that do not have established roots. There is a high risk of these trees falling and are potentially dangerous as was the case following the large windstorm last summer. Jonathan will speak to the owners that have these trees behind their house to confirm their approval of removing the trees. The board would like to take them down before they fall down potentially damaging the fences and or homes.

8) Adjournment 10:30