

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, May 18, 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
Charley Boyton

Guests:

Jenny Stradley
Pontier Zachary
Elizabeth Barney

1) Homeowners & Guest Time

Jenny Stradley, Pontier Zachary, and Elizabeth Barney attended the meeting to discuss their desire to partner with the National Museum of Wildlife Art to host a series of lunch and learn workshops. The intent is to work with museum and private curators present information about collecting and preserving art in Jackson Hole. They are eager to have the opportunity to work with new residents in the valley. The board discussed that they typically do not provide homeowner contact information nor do they send out mailings for other entities. The board is willing to consider adding an article in the newsletter to provide information these workshops but would like to see what Jenny, Elizabeth and Pontier would propose as language before approving the addition of this community event in the HA newsletter. The board will vote by email once the wording is presented.

2) ARC Proposals

a) Anselmi: 1176 Melody Creek 1-107

The homeowner would like permission to plant trees in the open space to provide additional privacy to the home. The homeowner's fence is located on the property line and the trees would be placed on the outside of the fence. The board would have concerns with irrigation to the trees and the impact they would have on neighboring homes. As per the open space landscape policy, any modification to the open space landscaping would need to go through the full process as outlined in the document. Jonathan will review this with the homeowner and point out that all neighbors within 500' of the area would need to be notified and given an opportunity to comment.

b) Andersen: 1243 Melody Creek Lane, 1-111

Marc and Marilyn Andersen have proposed multiple changes to the home they purchased on the corner of Melody Creek and Kesterel. There are a few items on the list that will require additional information. The board would recommend that the homeowner resubmit more detailed plans as they relate to fencing (a review of the fence guidelines is in order). Any modifications to the porch will

also require more information (is the roof impacted by the work, etc.). Jonathan moved to approve the homeowners request to: enhance the flower beds with native plants and annual flowers, add window boxes to four windows, remove three trees that are located within the property line (all trees outside the property line must go through the open space landscaping policy), replace the exterior lights with downlighting, naturalizing the land in front of the two-car garage and removing the pavement in that area, adding a 4' window adjacent to Kestrel, adding a 4' window in the rear of the home, and adding a window to the second floor. Todd seconded the motion, and all voted in favor. Jonathan will work with Charley from GTPM to draft the letter to the homeowner and highlight the areas that need additional information for further review. Tina, and Todd will meet with the homeowner on site to walk the property and discuss the open space policy with them.

c) Fay: 1318 Melody Creek Lane 1-188

The homeowner would like to stain the home which is currently an unstained barnwood and is suffering from water stains. They have proposed and the DRC recommends approval of the earth tones which are a dark brown stain with a light brown trim. Todd moved to approve the color change. Jonathan seconded the motion. All voted in favor.

3) Executive Session

An executive session was not called.

4) Approval of April 20, 2021 board minutes

Todd moved to approve the minutes from 4/20/21. Jonathan seconded the motion, and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Eight homeowners received the first letter requesting payment. Of those owners, three paid their balances. GTPM will continue to work with the other owners to encourage payment.

ii) Financial Review

The operating account currently has a balance of \$116,816 and there is \$302,429 in the reserve account. The HOA has collected \$89,645 in income this year so far and has had \$61,394 in expenses. To date \$2,545 has been paid for ditch improvements as that work has been started.

6) GTPM

A lot more drive throughs have been done in the past month and there have been numerous violations identified. The violations are being treated as per the policy but Tina did want to point out to the board that the more densely populated side of Melody Ranch, specifically Polo Pony and Mustang have a lot of clutter and stuff all over their yards. Tina and Michael will walk through the neighborhood in the coming weeks to identify these areas and create a game plan of how to clean it up. Tina will provide the board with the cost of some debris and trash dumpsters to place in Melody Ranch for a couple weekends in hopes that it will encourage homeowners to trim landscaping and dispose of some of the "junk" that has started to overtake the yards.

7) Old Business

a) MOU Request with ISD

Jonathan will compare the ISD proposed MOU with the more defined version that the HOA created to try and reconcile these documents and finalize this agenda item. The purpose of the MOU is to provide some clarity on responsibilities within the community.

b) Storage area cameras/sign

The game camera has arrived and the sign has been ordered. Once it has been received GTPM will install both so that there will be more “security” at the storage yard.

c) Cottonwood tree maintenance on western berm

Jonathan spoke to all six of the homeowners that may be affected by the removal of the trees located on the western berm behind Balsam. They were all very pleased that this issue would be handled before it became an emergency. Roger Sherr-Thoss would like to review the work before it is done as his property backs up to the berm and may be impacted by the tree removal. Tina will work with him to discuss.

d) Pond work for 2021

There is nothing new to report on the pond work.

e) Reclamation work for 2021 near old sales cabin site

The tank has been pumped out and Tina will work with Fish Creek Excavation to have it removed. Wyoming Landscape did not modify their estimate to reclaim the area and quoted it at \$13,000. Hole Landscape is able to fill in the hole and reclaim the area for \$4,900. Tina is working with them to get this work scheduled.

8) New Business

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

A letter has been drafted to Steve Ashworth and Teton County on behalf of the Board of Directors advising them that the HOA and the board is supportive of having a community garden added to the Munger View Park. The board approved GTPM sending the letter to the County.

9) Adjournment 10:00