

The Meadows of Melody Ranch

Homeowner's Association

Annual Meeting – ZOOM

Monday, March 8, 2021, 5:30 pm

MINUTES

Board Members

Jonathan Robinson Mike Gersack
Flo Phillips Todd Ellingson
Matt Turner

Attendance:

4345 Kestrel (Bob Peters)	JR Berezay	Sheila Beebe-Sanders
Todd Ellingson (122 & 202)	Dave Farren	Mike Gersack
James & Linda Goralski	Bob Hammond	Paul Hansen
Matt Hare	Christopher Johnston	Mira Lee
Blair Maus	Chris McCullough	Adam Meyer (TH)
Dave Meany	Florence Phillips	Shawn Remis
Jonathan Robinson	Peter Rork	Michael Schrotz
Matt Turner	Karen Van Norman	Robert Wikoff
Buckner Woodford		

Tina Korpi (GTPM) Demerie Edington (GTPM)

Represented by Proxy:

Paul Cayot	Laura Coe	James & Karen Coleman
Core Ventures	Dave Dunlap	Jed Fawaz
Brandon & Laura Harrison	Mark Heineken	Matthew Majors
Carmina Oaks	Jeff Shaw	Paul Spicer
Moises Tzompa	Kent Van Riper	Carol Viau
Greg Wallace	H. Rozan Welch	Mary Whitney
Shawn & Kristin Wright		

- 1) Welcome and Introductions – Jonathan Robinson, President 5:35
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; thanks to Steven Smith for the Pond Committee work; thanks to paid architect Jim Barlow for Design Review Committee work; and special thanks to Demerie Edington, Rob Bacani, and Tina Korpi at Grand Teton Property Management.
- 2) Determination of Quorum
Demerie from GTPM confirmed that with 45 out of 343 represented, either in person or by proxy, it was determined the 10% quorum requirement was met.
- 3) Approval of March 2, 2020 Minutes – Todd Ellingson, Secretary

Todd noted that there were no major issues discussed at last year's annual meeting as he reviewed the minutes with owners. Linda Goralski made a motion to approve the minutes as presented. Peter Rork seconded the motion, and all voted in favor.

4) HOA Projects

a. Sales Office/Community Garden

Jonathan Robinson shared images of the proposed plot for the community garden explaining that these 13 plots would be on raised beds in a piece of common area where the old sales office used to be located. He explained that the board put \$13,000 in as a place holder in the proposed budget but around \$7,000 of that would be used to one way or another in 2021 to reclaim the area from the cabin if the garden was not to be implemented this year. Some work such as crushing the septic tank and capping the well needs to be done regardless. Paul Hansen shared that he has a large garden in his yard and enjoys spending time in it and meeting his neighbors at this gathering place. Paul noted that this is the ideal location as there is parking, space, and restrooms nearby. He thinks it would be an excellent community amenity. Peter Rork noted that as an owner with property that backs up to the proposed garden site, he would like to make sure there is screening from the garden area to allow privacy for the houses to the east of it. Linda Goralski noted that with only 13 plots it seemed like a lot of capital would be spent that would only benefit a handful of owners. Jonathan Robinson noted that the board has discussed the management of the garden with Slow Foods of the Tetons who would be paid from the annual fees from the Melody gardeners, and that those with plots would be responsible for any future costs for maintaining their garden plots. He noted that there are other amenities in Melody Ranch that are paid for by the HOA but not used by all owners. Todd Ellingson added that of all the proposed ideas for using this space (including a pool, pickleball court, ice rink, etc.) a garden was the least expensive. Karen Van Norman discussed her concerns about the cost and labor involved in building the beds noting that there were a lot of expensive supplies needed and not everyone is able to dig and construct. Michael Schrotz noted that gardening takes a lot of time and many years to develop a healthy garden and soil, and that there would likely not be a lot of turnover of people using the garden. It would require a well-managed system with rules. He does not think the costs of the reclaiming the area should be considered part of the garden expenses but that if the HOA voted to have a garden it should have a leader who could be the point person for this amenity.

b. Discuss future of the ponds and pond work.

Jonathan Robinson updated owners on the work Steven Smith has been putting forth on the pond committee as it has been a concern for many years within the neighborhood. Pond 5 which is located between Kestrel and Balsam has been problematic from the beginning as it was not dug deep enough or lined at all. As a result, it ends up with low water levels that are stinky and an eye sore. The pond committee has found a single contractor who is able to do the full pond project at a cost of \$110,000 – funds would be used from the maintenance reserve account. There is additional ditch lining between pond 2 and 3 which would cost around \$15,000 due to the low ground water in that area and many homeowners complaining of excess water in their crawl spaces. Jonathan also mentioned that

some people have requested a path be put in around pond 5 so that everyone can enjoy the beauty. Several owners were not supportive of a path around pond 5 asking that the privacy in their backyards be protected from dogs and pedestrians. Jonathan responded that the pond is in open space and is meant to be enjoyed by all, however the current proposal for work on pond 5 would not include a path.

5) Financial Report – Todd Ellingson, Treasurer

a. Discussions and Explanations on the 2020 Financials

Todd Ellingson reported that the HOA was in a good place financially. The HOA collected \$258,194 in revenue and had \$222,704 in expenses. The maintenance and repair expenses were under budget due to a delay in the reclamation work at the old sales office and the deferral of the pond work. The operating account currently has \$80,875 and the reserve account balance is \$300,664.

b. 2021 Proposed Budget

The board is not proposing an increase in dues but would like to increase the storage area rates by + \$5 for a single space and + \$10 for a double spot. This will pay for some additional maintenance work that is needed in the storage yard and get us closer to market rates. The board would also like to propose that the pond work be completed this year and the funds be used from the reserve account to pay for this which would leave the reserve account with a healthy balance of \$178,000. Michael Schrotz commented that the \$5 increase in storage fees is extremely reasonable and he would recommend an increase of \$10 per month. Owners commented that the Melody storage fees are way below market rate and those on the waiting list would gladly pay much more to get a spot. Robert Wikoff noted that there are owners with a fixed income that cannot afford a large increase in storage costs. There are currently 96 single spaces that pay \$15/month and 23 doubles spots that pay \$30/month.

Dave Farren made a motion to approve the pond work to be completed this year from reserve funds. Dave Meany seconded the motion, and all voted in favor. Linda Goralski made a motion to table the discussion and future expenditures of the community garden and to discuss it with more specifics later. Dave Meany seconded the motion. Four owners voted against this motion and the rest were in favor. The motion passed. The board will work on this project more and will remove the specific garden expenses from the 2021 budget. They will maintain the reclamation work of the septic tank, cap the well and resod the area at \$7,000 and move the rest to the reserve account.

Dave Meany made a motion to approve the budget as amended and to include the increase in storage rates as presented. Linda Goralski seconded the motion, all voted in favor.

6) Election of Board

~ Flo Phillips' and Jonathan Robinson's terms are expiring. Both are willing to run for another three-year term. There were no other volunteers for the board. Todd made a motion to nominate Flo and Jonathan for another board term. Michael Schrotz seconded the motion, all voted in favor. Todd Ellingson's seat will expire in 2022 and Matt Turner and Michael Gersack's seats expire in 2023.

7) ISD Report – Bob Hammond, ISD President

Bob Hammond reported on the work the ISD (Improvement and Service District) is currently doing in Melody Ranch. The ISD is responsible for the roads, water, and sewer systems within the community. They are currently working to use money received from a grant to improve the pump house and upgrade the equipment. They are also working on a third well for Melody Ranch that would be on a deeper aquaphor. By doing this the water quality will improve and water hardness will be reduced. It will also provide a safety net in case one of the other wells fail. They are currently searching for where to dig this third well and are using money from a grant for part of the expense and a low-interest loan to fund the remaining amount. The ISD is also working on some water system fixes, work in the sewer lift station and they maintain the plowing contract with Wyoming Landscape to clear the roads, pathways, and the storage lot. The ISD will look at the streets in the spring to assess the settling cracks and determine what preventative action should be taken. Jonathan Robinson thanked the ISD for an excellent year of snow plowing.

8) Questions and Answers

~ Karen Van Norman commented on the ski track and the need to have more education about the groomed path. She has witnessed walkers, snowshoers, fat bikes, e-bikes, sleds, and dogs using the groomed ski path which is intended for skiers only. She would like people to be more aware but does not think signs are the solution.

~ Jonathan noted that the storage lot has a waiting list of over 50 owners and asked for comments. There was a suggestion to reconfigure the storage area to get more rows and spaces built into it.

~ Tina announced that Demerie would be leaving Grand Teton Property Management after nine years. Please continue to contact GTPM through her email as it will be monitored through the office and a replacement will be coming soon.

9) Adjournment 7:10