

*The Meadows of Melody Ranch*

*Homeowner's Association*

Annual Meeting – ZOOM

Monday, March 6, 2023, 5:30 pm

**DRAFT MINUTES**

Board Members

Jonathan Robinson    Mike Gersack  
Flo Phillips            Todd Ellingson (2)  
Matt Turner

**Attendance:**

J.R. Berezay	Jo Ann Cioffi	Justin Daraie
Nancy Dunlap	Todd Ellingson	Rachel Elliot
Steve Genzer	Michael Gersack	Mike Geraci
Bob Hammond	Brett Kroger	Mira Lee
Samantha Livingston	Nancy Martino	Dave Meaney
Cassie Morales	Kristen Omlor	J. Scott Page
Flo Phillips	Jonathan Robinson	Michael Schrotz
Matt Turner	Karen Van Norman	Kent & Karen Van Riper

**Others in attendance:**

Tina Korpi (GTPM)	Charley Boyton (GTPM)	Tiffany Mann for Core Ventures
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**Represented by Proxy:**

Pamela Gardner	Jim Hammerel	Matt & Anne Hare
Mike & Elizabeth Heineken	Patricia Hendricks	Nancy Hoffman
Erich Jost	Linda & Claude LaRue	Hugh & Julie O'Halloran (2)
Jeffrey & Donna Shaw	Zachariah Turpin	Carol Viau
Vandy Walker	Ingrid Watsabaugh	Whiteley & Nick Wheeler
Mary Whitney	Shannon & Jaime Yarrow	Bradley Yates

1) Welcome and Introductions – Jonathan Robinson, President 5:10pm

Jonathan Robinson thanked and introduced the full board of directors: Flo Phillips, Todd Ellingson, Matt Turner and Mike Gersack. Jonathan explained that Flo Phillips has decided to step down this year. Matt Turner and Mike Gersack's seats are up for election. A special thanks to Todd Ellingson for his work on the finances. Thanks to Steven Smith for his work on the Pond Committee and JR Berezay for Landscape Review Committee. A thank you to Tina Korpi, Charley Boyton and Rob Bacani and GTPM for all of their hard work. And thanks to Jim Barlow for his work with the architectural review committee.

2) Determination of Quorum

Charley from GTPM confirmed that with 43 out of 343 represented, either in person or by proxy, it was determined the 10% quorum was met.

3) Approval of March 7, 2022 Minutes – Todd Ellingson, Secretary

Todd noted that the minutes looked to be in order and asked for a motion to approve. Michael Gersack made a motion to approve the minutes as presented. Matt Turner seconded the motion, and all voted in favor.

4) HOA Projects

a. Discuss future of the ponds and pond work

Jonathan Robinson explained that Steven Smith has been working on getting Pond #5 lined. Due to weather and ground water, this project has been delayed. This is hoping to be completed in the spring of 2023.

b. L5 Ditch Clean Up

Jonathan Robinson explained L5 is the ditch that runs from Pond 5 to Munger View Park. There is a rough estimate of around \$5,500 to clean up this ditch. This will be completed this spring.

c. Brush Clean Up at the Sales Site

Jonathan Robinson explained that even though there was some clean up at the sales site in 2022, there is additional work to be done. More clean up of brush will be completed this spring.

d. Food Trucks

Jonathan Robinson explained Matt Donovan, who organizes the food trucks, has asked for a \$5,000 donation to cover the cost of the permits needed for the Munger View Park site. In 2022, Matt Donovan added a \$2.00 charge per order to offset the permit fees and the HOA did not contribute. There was \$2,500 set aside in the 2023 budget to help offset this cost and negotiations are being discussed. It was the general consensus that the HOA should not use their funds to help purchase Matt Donovan's permits for food trucks in Munger View Park.

e. Pathway Repair

Jonathan Robinson explained that the Teton County approached the HOA to let them know they were doing some modifications to the pathway in between upper and lower parts of the HOA. This modification is to help with the flooding that occurs on the pathway. In return of disturbing some wetlands, they must restore some wetlands. They have asked to do some wetland work on Pond 1. This will be worked on this summer.

5) Financial Report – Todd Ellingson, Treasurer

a. Discussions and Explanations on the 2022 Financials

Todd Ellingson explained the HOA is financially strong. The HOA collected \$266,160.00 in revenue and there is \$446,412 in the maintenance reserve

accounts. There was quite a bit of tree maintenance in 2022 and there were some repairs to the storage lot. There was an upgrade to the irrigation system in 2022 that was a \$14,000 upgrade.

b. 2023 Proposed Budget

There will not be an increase in HOA dues in 2023 but the storage lots will be increased to \$25 for a single space and \$50 for a double space, per month. The storage spaces will be the area in the future that will be increased instead of HOA dues.

The budget also included a line item for the permit cost for the food trucks that Melody Ranch had last summer. After many comments from the members, it was determined that the \$2000 was not a good use of HOA funds and it was removed from the budget.

The budget for 2023 is similar to the budget from 2022, including a deposit to the reserve account of \$33,000 and L5 ditch repair will come out of the reserve account.

Brett Kroger made a motion to approve the 2023 budget. Kent Van Riper seconded the motion. The vote was all in favor

6) Election of Board

a. There are three seats up for election

All board seats are for three year terms. Matt Turner's and Michael Gersack's term is expiring and Flo McCall has decided to step down after eight years on the board. Matt Turner and Michael Gersack have expressed interest in running for another term. There was a ballot sent out that included Matt, Michael, and Scott Page.

b. Nominations for these positions and vote.

Matt Turner and Michael Gersack have expressed interest in running for another term. There was a ballot sent out that included Matt, Michael, and Scott Page. Nancy Martino was nominated for election but she declined. A ballot will be sent to the association with an 11:00am deadline and then the results will be announced.

\* Michael Gersack, Matt Turner and Scott Page were elected to the board. Their board seats will expire in 2026. Jonathan Robinson's term expires in 2024. Todd Ellingson's term will expire in 2025.

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. The two main sources for income for the ISD are from the water fees and property tax.

The ISD will be adopting some new rules regarding sightlines for the roadways. Bob asked everyone to keep an eye out for this new rule.

Bob reminded all homeowners that flushable wipes are not flushable and to please be mindful about what you are putting into the sewer system.

The ISD drilled a well test site in 2022. This was unsuccessful in finding deep water. In the fall of 2022 the ISD applied for another grant to fund exploring a new well. The grant was successful and the ISD obtained \$800,000 to fund a new test site. They are working with the Wyoming Water Development Commission to approve a new design so that the ISD can move forward. The goal is to obtain permits to drill deeper and find deep water otherwise the swallow water will have to be used.

8) Questions and Answers

9) Adjournment