

*The Meadows of Melody Ranch*

*Homeowner's Association*

Annual Meeting – ZOOM

Monday, March 4, 2024, 5:30 pm

**MINUTES - Draft**

Board Members

Jonathan Robinson    Mike Gersack  
Matt Turner            Scott Page

**Attendance:**

Jonathan & Brittany Baker  
Core Ventures (Tiffany Mann)  
Matt & Rachel Elliot  
James Hammerel  
Melissa & Timothy Kelly  
J. Scott Page  
Dan & Shirley Thomas  
Kent & Karen Van Ripper

Josh & Jenny Barbera  
Dave & Lisa Meaney  
Britta & David Farren  
Robert Hammond  
Brett Kroger  
Jonathan Robinson  
Matt & Jamie Turner  
Tena Webb

Joseph & JoAnn Cioffi  
Dave Dunlap  
Michael Gersack  
Brandon & Laura Harrison  
Alexander Muromcew  
Steven Smith  
Karen Van Norman  
Cynthia Wuerslin

**Others in Attendance:**

Tina Korpi (GTPM)

Charley Boyton (GTPM)

Rob Bacani (GTPM)

**Represented by Proxy:**

Paul Cayot  
Todd & Maureen Ellingson (2)  
Matt & Anne Hare  
Micah Hoffman  
Jason Majors  
Walter & Kristen Omlor  
Greg & Mindy Sturgis  
Vandy Walker  
James & Shannon Yarrow

James & Karen Coleman  
Larry Feuz  
Mark & Elizabeth Heineken  
Erich Jost  
Martin & Becky Murphy  
Michael & Claudia Schrotz  
Curtis Vega  
H. Welch  
Bradley & Natalie Yates

Scott Courser  
Jennifer Flanagan  
Neal & Nancy Henderson  
Mira Lee  
Douglas Ober  
Jeffery Shaw  
Carol Viau  
Whitney Wheeler

1) Welcome and Introductions – Jonathan Robinson, President 5:40pm

Jonathan Robinson thanked and introduced the board of directors: Matt Turner, Mike Gersack, Scott Page and Todd Ellingson. Todd Ellingson, who has been on the board for over ten years, has resigned effective January 1, 2024 and his spot on the board will be filled at this meeting. Todd brought his financial skills as a banker to the board and has helped Melody Ranch HOA with their reserve account investments. Jonathan thanks Todd for all of his hard work over the years as he has been very generous with his time and thoughtfulness. A thank you to Tina Korpi, Charley Boyton and Rob Bacani at Grand

Teton Property Management for all of their hard work for the HOA. A thank you to Steven Smith for his help on the Pond Committee and also to J.R. Berezay for his time and dedication serving on the Landscape Review Committee.

2) Determination of Quorum

Charley from GTPM confirmed that with 50 out of 343 lot owners represented, either in person or by proxy, it was determined the 10% quorum was met.

3) Approval of March 6, 2023 Minutes – Jonathan Robinson, President

Jonathan asked for a motion to approve. Dave Meaney noted an addition to the minutes that should have been recorded regarding the food trucks discussion. Jonathan made a motion to approve the minutes with corrections. Dave Meaney seconded the motion. The vote was all in favor.

4) HOA Projects

a. Discuss pond #5 work – Steven Smith

Steven Smith explained that despite the rainy weather this fall, some work was achieved on Pond #5. Pond #5 is the pond on the west side in between Balsam and Kestel and is the last of the ponds to be lined. Besides the rain, MD Construction's labor force was shut down, and the first part of the work to be done required the belly of the pond to be dug down, as per the recommendation of Teton County Conservation several years ago, in order to mitigate the algae growth in the summer time. Steven further explained that they tried to pump the water out of the pond but the ground water just kept filling it back up. The best recourse was to wait for it to get cold enough where the water would start to freeze so that the ground was harder and it would be easier to dig out. Approximately eighteen inches taken out of the bottom and they also reshaped around the edges of the pond so that it was a smooth transition from the edge, for safety issues. This is as far as this project has gotten thus far. The pond liner is onsite in Melody Ranch and when it comes time to put the liner in the pond, getting it to the pond will be easier than if it was in separate storage. Steven further explained that spring is tough for the pond work as it all comes down to the weather and the snow pack and there are two melts that happen which fills the ponds. The goal is to get the liner installed this year. It would be nice to get it done in the spring but that is weather dependent.

b. Interest in joining a common swimming pool task force – Jim Hammerel

Jonathan explained that Jim Hammerel has approached the board with interest for a community swimming pool. The first part of this would be to form a task force of people who would work on the feasibility of making that happening. Jim Hammerel spoke about the project explaining that there are not any non-exclusive swimming pool south of town, until Snake River Sporting Club. The non-exclusive pool memberships cost thousands of dollars each summer. Melody Ranch has six ponds but there is no swimming, no ice skating, no fishing and no dogs allowed in them. He proposes the old sales site, where the sledding hill is, for its location to make use of an under-utilized community lot. He explained it would add value to the community and to the real estate investments of each owner. The community could decide if this was public or exclusive, fencing and the access to it, how to fund it, and the maintenance of it. He further explained that a natural pool would maintain the character of Melody Ranch as well as reduce maintenance costs

and could be skated on in the winter. Jim defined a natural pool as a chemical-free, low-maintenance alternative to chlorine or salt pools; they have less costs than traditional pools; they can have solar or traditional heating; they provide beauty and blend into the natural scenery. If anyone is interested in serving on an exploratory committee to uncover the details and then report the findings to the Board, please contact GTPM to obtain Jim's contact information. Brandon Harrison asked if pools like the proposed are permitted by the county; this has not been looked into yet. Jim is hoping that he can get a committee of interested people large enough where they can each divide the research so that it isn't a large time commitment.

5) Financial Report – Jonathan Robinson, President

a. Discussions and Explanations of the 2023 Financial Information

Rob Bacani spoke to the 2023 financials. The HOA collected \$274,961.79 in revenue and there is \$367,229 in the reserves account. The HOA was over budget by \$23,011 at the end of the year. Maintenance and Repairs Expenses were over budget by \$31,856. There were increased costs for mitt mutt stations, lots of downed tree branch removals, and storage area maintenance and repairs. The ski track maintenance was over because there was additional grooming. Mowing was over because of extra open space mowing work. Other areas that came in over budget were general grounds maintenance, tree maintenance, pond maintenance, tree and weed spraying and irrigation maintenance.

b. 2024 Proposed Budget

In order to fund the HOA with the rising maintenance costs, the 2024 budget proposes an increase in HOA dues and Storage Lot fees starting April 1, 2024. Maintenance expenses are budgeted to an increase of 20%. And the maintenance reserve deposit will be \$39,000. The proposed dues increase is: \$10 for Market lots, \$7.50 for Category 2 lots and \$5 for Category 1 lots. The proposed increase for Storage spaces is \$10 for a Single and \$20 for a Double.

Dave Meaney made a motion to approve the proposed 2024 budget as presented. Karen Van Norman seconded the motion. The vote was all in favor.

6) Election of Board

a. There are two seats up for election

All board seats are for a three-year term. Jonathan Robinson's term is up for re-election and Todd Ellingson resigned in January; his term was set to expire in 2024. Jonathan has expressed interest in serving another term. Nancy Martino and Brett Kroger also expressed interest in serving on the board.

b. Nominations for these positions and vote

There was a ballot sent out to the association, via email, after the meeting calling for a vote for two of the three nominees, Jonathan Robinson, Nancy Martino and Brett Kroger. The ballots should be returned by 11:00 am on Tuesday March 6, 2024. Results will be announced thereafter.

\*Jonathan Robinson and Brett Kroger were elected to the board. Jonathan Robinson's term expires in 2027. Brett Kroger, who replaced Todd Ellingson mid-term, will serve until 2025 along with Scott Page. Micheal Gersack's and Matt Turner's terms will expire in 2026.

7) ISD Report – Bob Hammond, ISD President

Kent Van Riper explained that there is a new site that looks promising for an exploratory well. They are currently interviewing contractors for this work. The ISD has received grant money from the state for another drill site.

He further explained that Lower Valley Electric is building employee housing across the highway from The Bird. And part of their development is to connect with the Town of Jackson's sewer treatment plant. The only way that it makes sense for them to do this, is to connect through Melody Ranch; flowing through Melody Ranch to get to the waste plant. It does not require Melody Ranch to pump or maintain anything other than the existing structure. The ISD has negotiated with Lower Valley Energy to service them with a monthly and/or annual fee.

Jim Hammerel explained there were a couple of pump failures this last year. They are currently waiting for a new pump to be delivered. Once a third well is finalized the pump house will be completely redone with new pumps and VFD drives.

Bob Hammond explained that if there are any further questions relating to the ISD, please reach out to Deb or Demerie at GTPM and they will connect you with the ISD who would be happy to answer them.

8) Questions and Answers

- Dave Meaney asked where the ISD stood on the reserves account. Jim Hammerel explained that there is a sizable reserve account. There was a reserve study done about ten years ago, and the ISD knows that it will need to replace the roads and have been working on building that reserve fund. Because of the state funding and a loan to help fund a new well, they are hoping to be able to pay off that loan soon. They have been investing the reserves into money market account to also keep building the reserve funds.

- Jon Baker asked if there is a road maintenance plan in the budget? Is there annual resurfacing or chip sealing in the budget? Kent Van Riper explained there is a maintenance plan in the budget for yearly road repair and painting the speed bumps. They are aware that it is an old road and they are trying to maintain its life. According to the original development plan, the roads were to be rural aesthetic roads without curbs or strips down the center. Tina Korpi further explained that the roads are also crack sealed and patched on an annual basis.

9) Adjournment 6:31pm