

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, June 15, 2021, at 8:45 am

MINUTES

CALL TO ORDER

Board Members Present:

Matt Turner
Michael Gersack
Todd Ellingson
Flo Phillips

GTPM:

Tina Korpi
Edye Sauter

Guests:

Shari Brownfield

1) Homeowners & Guest Time

a) Brownfield – water in backyard

Tina reviewed the issue of there being an excessive amount of water in the backyard of Lot 2-41 on Chickadee Circle. There is a drainage ditch behind Shari's home which flows into a pond and then through the rest of Melody Ranch. While the grade of the yard is low, the amount of standing water is excessive. Not only does this make the yard unusable until nearly August but has become a breeding ground for mosquitos and other insects. While there are already two drains in the yard, the flooding started about 3 years ago. Tina met with the pond maintenance company as well as with Westwood Curtis to assess the flooding problem. The HOA needs to look at how the whole area functions as a whole. The board would like to look at the area in person and then get a professional opinion from an engineer as to how to proceed.

2) ARC Review

a) Miller – 4060 Sandy Creek Lane, Lot 1-089

The owner submitted a request to paint their house white. The DRC requested that another color that is within the required "earth tone" color pallet be submitted instead.

b) Vaughn – 1294 Melody Creek Lane, Lot 1-196

The owner would like to remove a few trees and expand their driveway. The Landscape review committee has determined that there is sufficient plant material. The ARC is unsure if the driveway expansion will meet the County impervious surface requirement so approval will be contingent on meeting that qualification. Todd moved to approve the application. Flo seconded the motion. All voted in favor.

c) Barganier – 4125 Sandy Creek, Lot 1-081

The DRC recommended approval of the request to add fencing. Todd moved to approve the application. Michael seconded the motion. All voted in favor.

d) DiPaola – 4175 Melody Ranch Drive, Lot 2-055

The owners would like to request the removal of a large spruce that has matured to the point where it is too big for the lot. Todd would like to review the planting requirements for the smaller lots within

Melody Ranch at a future meeting. The Board voted unanimously to approve the removal of this tree, contingent on the review by board members to see firsthand the size and scaling of the tree in relation to the home and lot.

e) Henslee – 4055 Sandy Creek Lane, Lot 1-085

The owner would like to install a Costco greenhouse on the edge of their property. The DRC does not think the application is in line with the requirements of being architecturally connected to the house nor is it in keeping with the current architectural standard of the neighborhood. The board agreed with the DRC and does not approve this application.

f) Molinari – 4243 Melody Ranch Drive, Lot 2-100

The owner would like to paint the exterior of the home in the color of Wilmington Tan for the house, fascia and soffit and Norwich Brown for the deck. Todd moved to approve the application. Michael seconded the motion, and all voted in favor.

3) Executive Session

An executive session was not required.

4) Approval of May 18, 2021, board minutes

Todd moved to approve the minutes from 5/18/21, Michael seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are currently six owners that are over 30days past due. GTPM is continuing to contact these owners in an effort to collect the assessments.

ii) Financial Review

There is nothing to report on the financials as the accounting is in line without any major variances from the budget.

6) GTPM

~ There is nothing significant for the board to review regarding violations within the community at this time.

7) Old Business

a) MOU Request with ISD

Jonathan and Matt have not had the chance to connect regarding the MOU draft. This will be tabled until the July meeting.

b) Storage area cameras/sign

The signs and camera have been installed in the storage area.

c) Cottonwood tree maintenance on western berm

Due to the time of year and the flood irrigating in the area, Tina will need to meet with Roger Scherr-Thoss in a few weeks as there is too much water in the area currently.

Todd would like to revisit irrigation of the mature trees in the common space and questions the need to continue this practice since the irrigation system is starting to fail and the trees are now mature and thriving.

8) New Business

a) Pond work for 2021

There is no update available. This agenda item will be tabled until a report is presented.

b) Reclamation work for 2021 near old sales cabin site

The tank and timbers have now been removed and the landscaping to restore the area will be done in the coming weeks.

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

The county received the HOA's letter and indicated that the next step would be for the HOA to get on the agenda for the county commissioners to let them know about their request to have the county create a community garden in that location. The board would like to press pause and consult with the members again as there may be other things they would prefer to have the county put in this location.

9) Adjournment 9:45