

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, July 20, 2021, at 8:45 am

MINUTES

CALL TO ORDER

Board Members Present:

Jonathan Robinson
Michael Gersack
Todd Ellingson

GTPM:

Tina Korpi
Charley Boyton

- 1) Homeowners & Guest Time - none
- 2) ARC Review

a) Hensley – 4055 Sandy Creek Lane, Lot 1-085

The owner submitted a third request to build a greenhouse. They will connect the greenhouse to the home with a flagstone path. The greenhouse will be located in the back of the property with the view blocked by bushes in the front. The greenhouse will be an aluminum structure with cedar siding covering the aluminum frame, and will match the home. The DRC recommended the approval. Todd moved to approve. Michael seconded the motion. All voted in favor.

b) Kinnard – 4115 Sandy Creek Lane, Lot 1-082

The owner has asked to paint their home. Siding will be Sherwin William's Rock Bottom, with the facia being Iron Ore. It meets the standard earth tone colors. The DRC recommended approval. Todd moved to approve. Jonathan seconded the motion. All voted in favor.

c) Andersen – 1243 Melody Creek Lane, Lot 1-111

Resubmittal for variation on driveway. The circular driveway facing Melody Creek will replace the existing paver driveway with asphalt and a stone border. They are not changing the current impervious surface or routing of the driveway or to the path to the front door. The DRC recommended approval of the request. Michael moved to approve. Todd seconded the motion. All voted in favor.

3) Executive Session

An executive session was not required.

4) Approval of June 15, 2021, board minutes

Todd moved to approve the minutes from 6/15/21, Michael seconded the motion. All voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

The board reviewed the report and no actions beyond what has been done were taken.

ii) Financial Review

Todd briefly reviewed the financial reports, all income and expenses are as expected at this time.

6) GTPM

Tina reported that a bus that was parked in the storage area that someone seemed to be living in. The bus is now gone. And GTPM will continue to monitor the area.

Three homeowners received letters for violations. But most homeowners are abiding to the rules at this time.

Tina also reported that the storage area has some items that have been abandoned and they are working to remove it. She is also going to have maintenance done on the fence around the storage as several areas are broken.

7) Old Business

a) MOU Request with ISD

Tabling this until this fall.

b) Cottonwood tree maintenance on western berm

-There are 14 trees total to be removed on the berm. One will be removed today as it is dangerously close to falling on a home. Tina met with Scot with Evergreen Tree Care and is working with owners in Melody and adjoining land owners for access.

c) Pond Work for 2021

-Jonathan will reach out to Steven Smith for an update and offer assistance from himself and Tina.

d) Reclamation work for 2021 near old sales cabin site

-Work in progress. Hole Landscaping is still a few weeks out from being able to get to the landscaping. Tina and Charley will continue to call them to get the work completed.

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

-no discussion

8) New Business

a) Flooding Project

-Tina discussed concerns brought to HOA regarding a flooding yard along the north end of Chickadee Circle. The HOA and Tina discussed and the land that is in question does not belong to the Melody Ranch HOA. Tina will connect the two owners so that they can discuss.

9) Adjournment 10:00