

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Tuesday, August 17, 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) Miller - 4060 Sandy Creek, Lot 1-089

Teresa Miller submitted a second request for paint colors. Tina explained the paint color selection was being changed to Snowbound, another shade of white, and the white would be now on the recessed area of the home while leaving the rest of the home black. Tina explained the rendering looked modern, and read from the Melody Ranch Design Guidelines saying it needed to have that natural western ranch design feel and subdued earth tone colors. Jonathan's recommendation is to deny the request stating the language of color choice. The white is not in compliance with the design guidelines.

##### b) Spencer – 1240 Melody Creek Lane

Ann Spencer submitted a change of paint color choices. She is changing the colors to Vintage Wine for trim, Dragon's Breath for the siding, and black as an accent. Jonathan noted they were earth tone colors. Jonathan made a motion to approve the colors. Todd seconded the motion. All voted in favor.

#### 3) Executive Session - none

#### 4) Approval of July 20, 2021 board minutes – Michael noticed the date was incorrect. Tina said we would fix it. Jonathan made a motion to approve the minutes with that one change. And Michael seconded. All voted in favor.

#### 5) Report of Officer

##### a) Secretary Treasurer

##### i) Delinquent HOA Dues Report

##### ii) Financial Review – Jonathan looked over the financials and said they looked healthy. Ground Maintenance seems to be double what was budgeted. Rob explained that some items will need to be broken out of that line, and that will lower that number. Tina explained that spring clean up got added to another invoice, and Rob is waiting for the breakdown from Wyoming Landscape. Tina explained they might go over on tree removal, but due to the storm last Labor Day, it made a lot of weak trees.

#### 6) GTPM

~ Violations – Tina explained that a few letters had been sent out and homeowners are being responsive. There is another owner with a control fence violation. Todd explained we should send a second letter for documentation. Jonathan explained he had spoken with the owner, and suggested landscaping as a solution.

7) Old Business

- a) MOU Request with ISD – Tabled until the fall
- b) Cottonwood tree maintenance on western berm – Tina reported that they are slowly working on taking down the weak trees.
- c) Pond work for 2021 – Jonathan reported the pond has stopped being irrigated. Nolan will be excavating the pond this fall. Once excavated, the pond will be measured and the liner will need to be ordered to arrive by late September, or sometime near the completion of the excavation. Jonathan asked that GTPM call the pond liner company to find out the turn around time from ordering to delivery.
- d) Reclamation work for 2021 near old sales cabin site – Tina reported that the landscaping company has been silent on this project until last week. Charley reported she had finally spoken with Alex at Hole Landscaping said they'd be out to start the work later the next week.

8) New Business

9) Adjournment