

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 21, 2021, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Michael Gersack

Todd Ellingson

Flo Phillips

Matt Turner

GTPM:

Tina Korpi

Charley Boyton

GUESTS:

Bob Hammond, ISD

Paula Fleck, HOA Attorney

1) Homeowners & Guest Time

Bob Hammond attended the meeting as President of the ISD's request for easement to drill a 3rd water well. He explained that this project began several years ago. The ISD has attempted to drill a test well in two other locations, but these areas were fruitless. The hope is that a third well would be deeper and give Melody Ranch access to a different aquifer. The ISD would like to do the exploratory test drilling this fall through a temporary easement from the HOA. Results from that will determine if the ISD will request a permanent easement from the HOA to drill the well. Paula Fleck will work with the ISD attorney, Nicole Krieger about the ISD easement and add an "end date" to the temporary easement should the exploration not be successful. The board will authorize Paula to finalize the document with Nicole.

2) ARC Review

a) Robertson – 4310 Fallen Leaf Ln, Lot 1-023

The homeowner would like permission to install a "quiet connect" generator behind the house. It will be situated in the setback and will be hidden from sight. It is designed to be a quiet unit and there are no restrictions within the design guidelines. The DRC recommends approval. Todd moved to approve the application. Jonathan seconded the motion, all voted in favor.

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

The homeowner has resubmitted a change of exterior paint color to "Iron Ore". As this is an earth tone, Jonathan moved to approve the color change. Todd seconded the motion, and all voted in favor.

3) Executive Session

An executive session was not needed.

4) Approval of Aug 17, 2021, board minutes

Todd moved to approve the meeting minutes from 8/17/21. Jonathan seconded the motion, and all voted in favor.

5) Report of Officer

- a) Secretary Treasurer
 - i) Delinquent HOA Dues Report
 - ii) Financial Review

There is currently \$119,306 in the operating account and \$306,819 in the reserve account.

The HOA has collected \$181,660 in income this year and has spent \$149,092 with \$12,902 has been contributed to the reserve account.

6) GTPM

There are several violations that need to have fines assessed to them as they have been in non-compliance for an extended period of time. GTPM will apply the governing rules and regulations and fines consistently for all owners in violation.

7) Old Business

- a) MOU Request with ISD

This item is tabled.

- b) Cottonwood tree maintenance on western berm

This work has been completed.

- c) Pond work for 2021

This work is pending dry-out. The work cannot be done if the ground is too wet.

- d) Reclamation work for 2021 near old sales cabin site

This work has been complete for the agreed price of \$7,800. As a result of awarding this work to Hole Landscaping, Wyoming Landscape has provided their notice that they will no longer do the landscaping work in Melody Ranch. Demerie Edington is working with Tina to draft a scope of work to put the contract out to bid to other local landscapers including Evergreen Tree Care and MountainScapes. Wyoming Landscape has agreed to help in the transition with whatever new company is selected.

8) New Business

- a) ISD easement request to drill 3rd water well

See discussion above under homeowner and guest time.

- b) 4163 Melody Ranch

The housing authority has notified GTPM that there is an ARU that has been added to this affordable home. The governing documents stipulate that homes in Melody Ranch are constructed for single-family homes only. Building a second residence within a home is contrary to these documents.

9) Adjournment