

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, January 18, 2022, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson
Matt Turner
Todd Ellingson
Flo McCall

GTPM:

Tina Korpi
Rob Bacani

1) Homeowners & Guest Time

There were no homeowners or guests present.

2) ARC Review

Nothing was submitted for ARC review

3) Executive Session

An executive session was not needed.

4) Approval of November 16, 2021, board minutes

Michael made a motion to approve the meeting minutes from 11/16/21. Todd seconded the motion, and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Rob reported that there had been three owners that were over 90-days delinquent. One owner has made a payment in the last couple weeks. Tina will reach out by phone to the other two owners to review their accounts. If a payment plan is not made the board would like to proceed in filing a lien on these owners.

ii) Financial Review

The HOA has collected \$269,903 in income in 2021. This is \$7,768.72 more than the budget. Expenses total \$306,705 – however, that amount includes \$38,950 that has been allocated but not actually spent for the pond liner. Actual expenses are about \$268,000 for a year-end overage totaling around \$5,865.00 bringing the HOA with a total net income for the year of approximately \$1,900. This financial statement will be shored up for distribution at the annual meeting.

6) GTPM

There are no current violations that need to be reviewed by the board. Jonathan proposed that the HOA relax the enforcement of rules as they pertain to Christmas lights to allow people to take them down when the weather is more mild.

7) Old Business

a) Temporary ISD Easement

The document has been updated and was signed by Jonathan. This item can be closed out and removed from the agenda.

b) MOU Request with ISD

Jonathan and Matt have made revisions and are satisfied with the current draft language. Tina will circulate it to the ISD for review at their meeting later this week.

c) Pond work for 2021

A 50% deposit has been paid for the pond liner and Steven Smith has lined up Nowlin Excavation to begin digging out about 2' of earth from pond #5 before MD comes out to install the new liner. This work is expected to happen in the spring before the water is turned on. GTPM will work with the ditches to try and divert any water from entering that pond and will not turn irrigation on in the area to feed the pond until the work is complete.

d) START Bus

A survey from the START bus was requested to get feedback from the community about transportation within the valley. This was not a request by the board or the ISD but from the START bus itself.

e) Food Truck

The HOA received a request to allow a food truck to operate in Melody Ranch once a week for 12 weeks during the summer months. There are concerns about the governing documents being violated as they prohibit activities that promote commercial activity within the community. If the food truck were operating from Munger Park or the Park and Ride area above Palomino, then it would not be an HOA matter as those areas are owned by the County. The full board supports this and are willing to operate as a secondary sponsor to support the community event on county land. Tina will draft a response in support of the request within those parameters.

f) Request from Homeowner

The HOA hired a third-party attorney, Scott Garland, to review the governing documents as they pertain to the Housing Authority and an owner renting out a room within his home. While the CC&Rs lean toward the community being constructed for the purpose of single-family residences, they are ambiguous when reviewing the county addendum to the CC&Rs. Tina will draft a letter to Homeowner based on the legal opinion that was obtained. Matt will review the language of the letter and a final version will be copied to the housing authority.

8) New Business

a) 2022 Annual Meeting

The annual meeting is typically held in the first Monday of March. This year the annual meeting will again be held as a Zoom virtual meeting. It will be on Monday, March 7, 2022. Letters from the board Treasurer and President must be received by GTPM no later than January 28th and a draft of the mailer will be prepared by February 1st for review prior to mailing on February 3rd.

9) Adjournment