

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 16, 2021, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Matt Turner

Todd Ellingson

Flo McCall

GTPM:

Tina Korpi

Charley Boyton

GUESTS:

Matt Donovan

a) Homeowners & Guest Time

Matt Donovan was invited to speak about an opportunity to have a food truck in Melody Ranch for summer 2022. This was well received in Cottonwood Park and he thought Melody Ranch might want to take advantage of something like this. Thursday would be the day available for Melody Ranch. Matt explained that in summer this is a great way to meet your neighbors plus be able to give residents in Melody Ranch an easy dinner out without having to go outside of their neighborhood. There would be several different food trucks that could visit. Munger Park was suggested for a location and Matt explained he would talk with Parks and Rec about obtaining a permit. This could potentially happen on Thursdays from June 15 – September 15 between 4:30- 8:00pm.

b) ARC Review

a) Aufderheide – 4245 Fallen Leaf, Lot 1-015

Jonathan explained the Aufderheide's want to expand their solar panels. The plans have been changed to meet the design requirements and a letter was received from the neighbors, who agree to the expansion of the solar panels. Jonathan made a motion to approve the solar panel expansion.

Todd seconded the motion. All voted in favor.

b) Almond – 1329 Melody Creek Lane, Lot 1-189

Jonathan explained the Almond's had an approved plan which included finishing rooms above their garage. Then they changed the plan to not finish the space above the garage. Now they want to go back and finish the space. The county will not give approval without the HOA board approval.

Jonathan made a motion to approve the conversion of the open space above the Almond's garage.

Todd Ellingson seconded the motion. All voted in favor.

c) Executive Session

An executive session was not needed.

d) Approval of Oct 19, 2021, board minutes

Todd made a motion to approve the meeting minutes from 10/19/21. Jonathan seconded the motion, and all voted in favor.

e) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

There are a couple of delinquent accounts. GTPM will stay diligent with collecting past due amounts.

ii) Financial Review

There is currently \$53,890 in the operating account and \$308,700 in the reserve account. The HOA has collected \$197,850 in income this year and \$22,120 collected in landscape deposits.

f) GTPM

There is one violation 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.

g) Old Business

a) Temporary ISD Easement

The document has been updated and GTPM will obtain the original from Paula Fleck.

b) MOU Request with ISD

This is getting verbiage added to help further define HOA provided maintenance verses ISD provided maintenance.

c) Pond work for 2021

The liner has been purchased for Pond #5. This project will not continue until spring 2022.

d) START Bus

h) New Business

a) Tree Stump Removal

There are six stumps that need to be removed. One of them is within the IS&D district. This will be revisited in the spring of 2022.

i) Adjournment