

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, February 15, 2022, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson
Matt Turner
Michael Gersack
Flo McCall

GTPM:

Tina Korpi
Charley Boyton

1) Homeowners & Guest Time

There were no homeowners or guests present.

2) ARC Review

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

Owner has submitted a request to change the color of their home, add a metal roof and add solar panels to the home. Jonathan explained the Anderson's asked for approval of Benjamin Moore paint color in Night Horizon in a non-glossy, finish for their home, a ribbed metal roof with a flat non-reflective colored finish, and solar panels were requested. The Design Review Committee recommended approval of the paint color as long as it is semi-transparent, heavy bodied stains. The DRC also recommended approval for the roof material. Upon reviewing the setbacks for the solar panels as well as receiving approval from the neighbor to their south, it was determined the solar panels met all the requirements. Michael made a motion to approve the improvements. Matt seconded the motion. All voted in favor.

3) Executive Session

An executive session was not needed.

4) Approval of January 18, 2022 board minutes

Michael made a motion to approve the meeting minutes, with one change, from 1/18/22. Matt seconded the motion, and all voted in favor.

5) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Charley reported that there had been four owners that were over 90-days delinquent. One owner had made a payment in the last couple days. The others have said they have submitted payment in the mail. If a payment is not received the board would like to proceed in filing a lien on these owners.

ii) Financial Review

This was discussed with the 2022 Proposed Budget.

iii) Discussion of the 2022 Proposed Budget

Jonathan explained the management fee has a small increase. The legal budget should be increased to 4000 and take the ARC expense down to 2000. The proposed budget includes the reflection of changing from Wyoming Landscaping to Evergreen Tree Care. Tina explained there is an increase in the cost, but mostly due to labor cost increase. Tina will be meeting with Nic at Wyoming Landscape and with Scot from Evergreen to go over the irrigation in the spring. Tina explained we have not yet received the bill from JP for the pond maintenance. And there is an entry sign that needs to be repaired. The insurance renewal has not yet arrived. Jonathan mentioned he would like to keep a monthly report of the pond work on pond #5. Jonathan made a motion to approve the budget with the above changes. Michael seconded the motion. All voted in favor.

6) GTPM

~ Violations

There are no current violations that need to be reviewed by the board.

~ Annual Meeting Preparations

The board of directors meeting will not be held in March. The annual meeting will be held March 7th at 5:30pm. Todd will be up for reelection.

7) Old Business

a) MOU Request with ISD

There is nothing to report. The ISD is still reviewing.

b) 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 follow up on scheduling.

c) START Bus

Nothing further to report.

d) Food Truck

The only place that this would be able to happen would be Munger Park, and Matt Donovan does not think there is enough space. GTPM will follow up with Matt Donovan.

8) New Business

9) Adjournment