

*The Meadows of Melody Ranch*  
*Homeowner's Association*  
Annual Meeting – ZOOM  
Monday, March 7, 2022, 5:30 pm  
**DRAFT MINUTES**

Board Members

Jonathan Robinson    Mike Gersack  
Flo Phillips            Todd Ellingson  
Matt Turner

**Attendance:**

Patricia Borganier	Matthew Bart	JR Berezay
Joseph & JoAnn Cioffi	Dave Dunlap	Matthew & Rachel Elliott
David & Britta Farren	Michael Gersack	Robert Hammond
Brett Kroger	Mira Lee	Adam Meyer
Kevin & Shelley Olson	Jonathan Robinson	Michael & Claudia Schrotz
Matt Turner	Karen Van Norman	Carol Viau
Jim & Kristin Vito		

Tina Korpi (GTPM)

Charley Boyton (GTPM)

**Represented by Proxy:**

4345 Kestrel (Bob Peters)	Michael Bielefeld	Melody Capital LLC
James & Karen Coleman	Scott Courser	Chad Driewer
Matt & Anne Hare	Patricia Hendricks	Nancy Hoffman
Erich & Elizabeth Jost	Alan & Aude-Noelle Nevius	Jeffery Shaw
Paul Spicer	Greg & Mindy Sturgis	Kent & Karen Van Riper
Vandy Walker	Tena Webb	Mary Whitney
Michael & Dawna Wilson	Michael & Kathleen Wirth	Wesley & Margaret Womack
James & Shannon Yarrow		

- 1) Welcome and Introductions – Jonathan Robinson, President 5:40  
Jonathan Robinson thanked and introduced the full board of directors; Flo Phillips, Todd Ellingson, Matt Turner and Mike Gersack. Additional thanks to the Landscape Review Committee of JR Berezay; thanks to Steven Smith for the Pond Committee work; thanks to paid architect Jim Barlow and JR Berezay for Design Review Committee work; and special thanks to Tina Korpi, Rob Bacani, and Charley Boyton at Grand Teton Property Management.
- 2) Determination of Quorum  
Charley from GTPM confirmed that with 40 out of 343 represented, either in person or by proxy, it was determined the 10% quorum requirement was met.
- 3) Approval of March 8, 2021 Minutes – Jonathan Robinson

Jonathan noted that the minutes looked to be in order and asked for a motion to approve. Michael Schrotz made a motion to approve the minutes as presented. JR Berezay seconded the motion, and all voted in favor.

#### 4) HOA Projects

- a. Discuss future of the ponds and pond work.

Jonathan Robinson updated owners on the work Steven Smith has been putting forth on the pond committee. Noland will be completing the pond this summer. A liner will be installed, and it will gain a depth of five feet. Jonathan Robinson also will make sure the slope of the pond will be safe for wildlife.

#### 5) Financial Report – Jonathan Robinson, President

- a. Discussions and Explanations on the 2021 Financials

Jonathan Robinson reported that the HOA was in a good place financially. The HOA collected \$269,903.72 in revenue, this was mainly due to switching payment systems as was able to collect owed dues from 2020, and there \$268,203.07 in expenses. Under maintenance and repair, tree expenses were over budget due to work on the west berm and the few trees that fell on their own this summer. Overall maintenance and repairs came in under budget, so the added tree expenses were covered. Utilities came in \$1700.00 under budget. Legal expenses were over by \$95.00. Net income was almost \$1700.00. The operating account currently has \$75,676 and the reserve account balance is \$341,336. The pond liner for pond number five has been purchased and the deposit was \$38,475. There was a budget from last year's meeting in the amount of \$120,000 and \$81,525 is remaining for that work.

- b. 2021 Proposed Budget

There is a proposed increase to the budget that allows for the extra income of the increased storage lot dues. But no proposed increase on HOA dues. Management fees will increase by 5%. There will be a change in landscaping contractors from Wyoming Landscape to Evergreen Tree Care; the budget reflects this increase. There is an increase in the budget on insurance as overall insurance rates are increasing. The budget reflects depositing \$35,000 into the maintenance reserve fund.

Brett Kroeger made a motion to approve the budget as amended and to include the increase in storage rates as presented. Dave Farren seconded the motion, all voted in favor.

#### 6) Election of Board

~ Todd Ellingson's term is expiring. Dave Farren nominated Todd Ellingson for another term. Brett Kroeger made a motion to nominate Todd Ellingson. Nancy Dunlap seconded the motion, all voted in favor. Jonathan Robinson's and Flo McCall's seats will expire in 2024 and Matt Turner and Michael Gersack's seats expire in 2023.

7) ISD Report – Bob Hammond, ISD President

Bob Hammond reported on the work the ISD (Improvement and Service District) is currently doing in Melody Ranch. The ISD is responsible for the roads, water, and sewer systems within the community. The two main sources for income for the ISD are from the water fees and property tax. The ISD is currently looking for a fifth board member if anyone is interested contact Debbie Lutz at GTPM.

This spring the ISD will be drilling a test well on land easement acquired from the HOA. This drill sight will be on the corner of Melody Creek Lane and Balsam Lane and they will be starting on this in the next few weeks. They are currently working to use money received from a grant to improve the pump house and upgrade the equipment. A third well is greatly needed in Melody Ranch not just for home use and irrigation in the summer but also in case of emergencies. There was some contact made this summer to the top 25 water users to help bring attention to the lower water levels and encourage people to conserve water.

A second project is the replacement of some water valves. Bob Hammond explained that the soil is corrosive in Melody Ranch and the bolts that hold the valves together are starting to corrode and water is leaking out. There will be repair work done by Westwood Curtis on the east side of Melody Ranch that will involve some brief water shut-offs.

Mira Lee asked if the ISD would use Wyoming Landscape again next winter. Bob explained this is the last year of a three-year contract and they are looking forward to working with them on another contract. At this time, it is undecided if they will need to be finding a different contractor. The size of Melody Ranch makes it difficult to find contractors that have enough gear and manpower. There was an experimental brine solution placed on the road the week before as an alternate solution to constant plowing and sanding. This brine solution is made up of magnesium chloride and has been effective in preventing ice build-up on the roads. This may help eliminate the need for so much plowing.

8) Questions and Answers

9) Adjournment 6:20pm

Brett Kroger made a motion to adjourn. Bob Hammond seconded the motion. All voted in favor.