

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, April 19, 2022, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Matt Turner

Michael Gersack

Flo McCall

Todd Ellingson

GTPM:

Tina Korpi

Charley Boyton

1) Homeowners & Guest Time

Drew and Jessica Lighthart

2) ARC Review

a) Lighthart – 4245 Kestrel Lane, Lot 1-157

The Design Review Committee recommends the approval of the new construction plans. The original light fixtures have an exposed lightbulb. The Lockharts, in attendance, offered two other options for the lighting. Jonathan made a motion to approve the plans as submitted with a change to the exterior light fixtures. Michael seconded the motion. All voted in favor.

b) Barganier – 4125 Sandy Creek Lane, Lot 1-081

The Barganier's want to replace their log railing with a metal railing inspired by the Tetons. The railings will be powder coated black finish. Michael made a motion to approve the railing. Jonathan seconded the motion. All voted in favor.

c) Hare – 700 Palomino Drive, Lot 2-085

Jonathan explained that JR Berezey had a quick meeting with the Hare family to discuss the removal of five trees on their lot. It was determined that with the removal of the five trees there was still plenty of vegetation on the lot. JR and the DRC board recommend approval. Todd made a motion to approve the removal of the trees. Jonathan seconded the motion. All voted in favor.

3) Executive Session

An executive session was not needed.

4) Approval of February 15, 2022 board minutes

Flo made a motion to approve the meeting minutes from 2/15/22. Jonathan seconded the motion, and all voted in favor.

5) Review Annual Meeting Minutes – No changes or corrections were needed.

6) Report of Officer

a) Secretary Treasurer

i) Delinquent HOA Dues Report

Charley reported that there are a couple of owners who have not been paying on their HOA dues. These owners have been sent letters of intent to file liens. Charley will keep monitoring any progress. Jonathan would like to proceed in filing a lien on these owners.

ii) Financial Review

Jonathan explained there is \$98,609 in the operating account with \$310,151 in the maintenance reserve. There is \$22,120 in landscape deposits. The HOA has collected more than budgeted so far in income. Maintenance and Repairs is currently on budget.

7) GTPM

~ Violations

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

8) Old Business

a) MOU Request with ISD

A revised MOU just arrived back to the HOA board for review. There was no discussion at this time.

b) Pond work for 2021

MD Construction will work on Pond #5 in the fall. This is mostly due to unpredictable runoff amounts. GTPM will check on permitting and ingress and egress slope of the pond and berm rules

c) Food Truck

Matt Donovan followed up saying the permit would be obtained later in the week. Park capacity cannot exceed 50 people at any given time. He will reach back out to the board once he has final information.

9) New Business

a) North Fence

Homeowner Lori Tillemans mentioned to the board about the state of the fence on the north side of the property. She had walked the property with Kyle Kisson from the JH Wildlife Foundation. Her concern is that the fence is unfriendly to wildlife.

The fence that is to the north of Chickadee Circle does not appear to be on HOA property. The fence to the north of Melody Creek borders HOA property but has never been maintained by the HOA. It was mentioned that it could just be part of the plot. GTPM will do more research and report back.

10) Adjournment