

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, May 17, 2022, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson
Matt Turner
Michael Gersack
Flo McCall

GTPM:

Charley Boyton

1) Homeowners & Guest Time – None Present

2) ARC Review

a) Spencer – 1240 Melody Creek Ln, Lot 1-107

The Design Review Committee recommends the approval of a control fence as long as it is on the Spencer's property and not on the lot line. The Spencer's must get their property surveyed to identify the lot lines. The fence can be made of round posts and wire not to exceed 4' in height. Flo made a motion to approve the fence. Matt seconded the motion. All voted in favor.

b) Frye – 4195 Kestrel Ln, Lot 1-153

The Frye's would like to put on a new roof. The roof will have 50 year warranty and in the earthtone color Charcoal Black. Michael made a motion to approve. Jonathan seconded the motion. All voted in favor.

c) Lamarine – 4415 Melody Ranch Dr, Lot 2-006

The Lamarine's would like to paint their home. Flo made a motion to approve the earthtone paint color of Wrought Iron with trim in Black. Flo made a motion to approve. Michael seconded the motion. All voted in favor.

d) Girard – 1179 Melody Creek Ln, Lot 1-049

The Girard's requested to be able to put a small fence around the electrical boxes in the front yard. There are no provisions to this type of fence. According to the CC&R's, no fences shall be constructed forward of the setback line of any lot. A suggestion was made to plant more bushes around the boxes. Jonathan made a motion to not approve this fence. Matthew seconded the motion and all voted in favor.

3) Executive Session

An executive session was not needed.

4) Approval of April 19, 2022 board minutes

Jonathan made a motion to approve the meeting minutes from 4/19/22. Flo seconded the motion, and all voted in favor.

5) 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.

ii) Financial Review

Jonathan explained there is \$118,039 in the operating account with \$310,151 in the maintenance reserve. There is \$23,120 in landscape deposits. The HOA has collected \$80,908.96 in income so far.

6) GTPM

~ Violations

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

7) Old Business

a) MOU Request with ISD

The board will review and discuss at the next meeting.

b) Pond work for 2022

MD Construction will work on Pond. 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 has not yet approached the board with information on going forward.

8) New Business

a) Storage Fence – the contractor has ordered the 12' fencing used within the storage area. As soon as the fencing arrives the contractor will fix the fence.

b) Tree Stumps – GTPM will gain a quote for the removal of the stumps from felled trees last year and will provide it at the next meeting.

c) Perimeter Fence – GTPM will obtain a quote for the removal of the perimeter fence along the boundaries of Melody Ranch.

9) Adjournment