

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday, June 21, 2022, at 8:45 am

**MINUTES**

**Board Members Present:**

Jonathan Robinson  
Matt Turner  
Michael Gersack  
Flo McCall  
Todd Ellingson

**GTPM:**

Charley Boyton  
Tina Korpi

1) Homeowners & Guest Time – None Present

2) ARC Review

a. Turner – 4215 Balsam Ln, Lot 1-124

The Turner's would like to fence in a small area behind their garage and install a retractable roof. There were not visuals submitted to the board for review. Todd expressed concern that this may not meet the Melody Ranch aesthetic. Without renderings of what it will look like when the project would be completed, this was not approved.

b. Roche – 4385 Kestrel Ln, Lot 1-128

The Roche's would like to change out some flagstone pathway to concrete, add a small concrete patio, a few steps to their porch and remove five Aspen trees. Contingent on J.R's landscaping review, Michael made a motion to approve. Flo seconded the motion. All voted in favor.

c. Henderson – 1123 Melody Creek Ln, Lot 1-043

There is tree on the HOA land that is overhanging the Henderson home. This tree has been trimmed in the past but just keeps growing back over their home. Matt suggested the HOA remove the tree. Jonathan made a motion to remove the tree. Flo seconded the motion. All voted in favor.

d. Robertson – 4310 Fallen Leaf, Lot 1-023

The Robertson's had an approval last fall to install a back-up generator. They would like to move the location because where they were going to install it has too much ice damming during the winter. The Robertson's offered a couple of location options. Jonathan made a motion to approve a new location behind the home under the gable. Matt seconded the motion. All voted in favor.

e. Frye – 4195 Kestrel Ln, Lot 1-153

The Frye's would like to change the color of their home. The Sherwin Williams color in Navel would be the body of the home with black as the trim color. It was decided that these were earthtone colors. Jonathan made a motion to approve the color choices. Michael seconded the motion. All voted in favor.

3) Executive Session

An executive session was not needed.

4) Approval of May 17, 2022 board minutes

Jonathan made a motion to approve the meeting minutes from 5/17/22. 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 are two owners who are still quite behind with paying on their HOA dues. Charley has been sending letters and reminders to them. Charley will keep monitoring any progress.

ii) Financial Review

Jonathan explained there is \$87,107 in the operating account with \$310,151 in the maintenance reserve. There is \$23,120 in landscape deposits. The HOA has collected \$100,684.86 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

Pond work will continue this fall.

c) Food Truck

Matt Donovan approached the board asking the HOA to refund him \$2,500 for the permits to have food trucks in Munger View Park. He also asked for the HOA to pay him a weekly fee for his services. A poll was sent out to all homeowners and the overall response was that people were not in favor of the HOA reimbursing him for his fees. However, homeowners were in favor of the food trucks coming to Munger View Park. Todd made a motion to reject the request for funding from the HOA. Matt seconded the motion, all voted in favor.

8) New Business

a) Tree Stumps – To remove all of the fell tree stumps will be a cost of \$3500. There is also one tree in the Chickadee Park that needs to be removed and one stump growing like a bush near the storage area. There is one stump on the end of Fallen Leaf that is on ISD land. Charley will see if the ISD would be willing to pay for the removal of that stump.

9) Adjournment