

The Meadows of Melody Ranch

Homeowner's Association

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

MINUTES

Board Members Present:

Jonathan Robinson
Matt Turner
Michael Gersack
Flo McCall
Todd Ellingson

GTPM:

Charley Boyton

- 1) Homeowners & Guest Time – None Present
- 2) ARC Review
 - a. Turner – 4215 Balsam Ln, Lot 1-124
The Turner's would like to add a privacy fence in a small area behind their garage. The proposal meets the fence requirements. Todd made a motion to approve the fence. Jonathan seconded the motion. Matt obtained from the vote. All voted in favor.
- 3) Executive Session
An executive session was not needed.
- 4) Approval of June 21, 2022 board minutes
Todd made a motion to approve the meeting minutes from 6/21/22. Michael 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 \$69,310 in the operating account with \$3328,879 in the maintenance reserve. There is \$23,120 in landscape deposits. The HOA has collected \$118,378.23 in income so far. \$80,000 will need to be transferred from the maintenance reserve account to the operating account to pay for the pond work in the fall. There is a CD maturing on September 3, 2022. Todd will prepare some options to move that money into for the next meeting.

6) GTPM

~ Violations

The Almonds landscaping appears to be missing some item from their proposal. The caliper size of the trees are below 3" and in the disturbed area native seed grass does not appear to have been planted. Charley will draft a letter letting them know these things will have to be completed before the return of the landscape deposit.

7) Old Business

a) MOU Request with ISD

The ISD has added more detail to the MOU. ISD Property and Infrastructure has been clearly defined. Maintenance of ISD property has been more defined. HOA Property and Infrastructure has been more defined down to lots owned by the HOA, i.e. the sledding hill area, including that road, and the storage lot, lots 77,33,34 and 137. The board will review and discuss at the August meeting.

b) Pond work for 2022

Pond work will continue this fall.

c) Tree Stump Removal

There are several tree stumps that could be removed. The ISD has agreed to pay for the one stump in the center of the island that is owned by the ISD but cannot contribute any more money than that one, which is an eyesore. The HOA will move forward with the stumps that are more of a priority and also the tree that is falling in Chickadee Park.

8) New Business

a) E-Bikes on Pathways – There have been several complaints about e-bikes on the pathways. E-bikes up to a certain motor size are not considered a motorized vehicle. Charley will compose an email blast to remind everyone that children need to be following the rules of the road, i.e. stopping at stop signs.

9) Adjournment