

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, August 16, 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 – Ian Tyree and Carolyn Burke
- 2) ARC Review
 - a. Wogoman – 4050 Sandy Creek Ln, Lot 1-088 – The Wogoman's changed their landscape plan without issuing new plans to the DRC. The changes include a change in the driveway and in the positive drainage from the property. The driveway is currently two feet above the grade of the neighbors' lot and the driveway was poured to within a few feet of the property line. At this time, the board would like to seek legal council before approving Wogoman's changes to their landscape.
 - b. Tyree – 4270 Fallen Leaf, Lot 1-022 – The Tyree's have asked for three variances on their new build. The top of the stem wall will be thirteen inches above the road avoid the known issues of high ground water. There are a few small roof pitches over windows at a 3:12 pitch. The finish grading will be two to two and a half feet above the existing grade. The DRC recommends approval of all items. Michael made a motion to approve the new construction building with the variances. Flo seconded the motion. All voted in favor.
 - c. Lighthart – 4245 Kestrel Ln, Lot 1-157 – The Lighthart's would like to apply for a variance to add a wood burning fireplace in their back yard. Wood burning is not allowed in Melody Ranch. The DRC recommends changing it to gas instead of wood burning. Jonathan made a motion to deny the request for a woodburning fireplace and recommends the homeowner convert it to gas. Flo seconded the motion. All voted to deny the request.
 - d. Ellingson – 1280 Melody Creek Ln, Lot 1-202 – The Ellingson's would like to remove some trees on the common space behind their new construction home. After all neighbors within 500 feet were notified, only one neighbor was opposed. Michael made a made a motion to approve the removal of eight trees. Flo seconded the motion. All voted in favor. Jonathan and Todd obtained from the vote.
- 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 7/19/22. 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 three owners who are 90 days past due on HOA dues. Charley has reached out to them and they will be remitting payment.

ii) Financial Review

Jonathan explained there is \$73,053 in the operating account with \$328,879 in the maintenance reserve. There is \$24,120 in landscape deposits. The HOA has collected \$137,329.43 in income so far.

6) GTPM

~ Violations – none to report

7) Old Business

a) MOU Request with ISD

The board will review and discuss at the September meeting.

b) Pond work for 2022

Pond number five is still getting filled with ground water. GTPM have worked trying to get the flow down but it is filling from ground water. The pond work may have to be pushed back to next spring due to the amount of water in the pond.

c) Tree Stump Removal

There was a big storm that pushed through on the night of August 13, 2022. Trees were pushed down into the road. GTPM worked Saturday night to clear the roads. During that storm another tree became weak on the western berm and is leaning. Evergreen Tree Care will get the tree removed.

8) New Business

a) Boy Scout Service / fundraising project to remove rotten fence on South Park Loop Road – Jonathan explained he spoke with the Boy Scouts they'd like to do a service project and remove the fence that borders South Park Loop Road. The Boy Scouts have asked for a donation through Old Bill's Fun Run once the project is completed. Jonathan also explained that Evergreen Tree Care gave an estimate of about \$1700 to remove the fence plus dump fees. Todd made a motion to have the Boy Scouts remove the fence. Michael seconded the motion. All voted in favor. Jonathan obtained from the vote.

9) Adjournment