

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, October 18, 2022, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Michael Gersack

Matt Turner

Flo McCall

Todd Ellingson

GTPM:

Charley Boyton

Tina Korpi

1) Homeowners & Guest Time – None present

2) ARC Review

- a. Brass – 1208 Melody Creek Ln, Lot 1-058 – The Brass family removed a tree from their lot as well as started to change the color of their home without approval of the board. They are painting the home a dark blue-green custom color. Their request is to paint the fascia, trim and garage door this custom color with dark bronze for the deck posts and door. Flo made a motion to approve the new color. Jonathan seconded the motion. All voted in favor.

Jonathan explained that on the day of the tree removal Martin Brass emailed Charley to inform the HOA of the removal. J.R. Berezay, the DRC landscape reviewer, was unable to give a recommendation about the tree removal before the meeting. The vote will move to email once he offers his opinion.

- b. VanHelden – 1075 Melody Creek Ln, Lot 1-037 – The VanHelden's would like to add an additional bedroom over their garage for their au pair. The addition would include an exterior staircase to allow access to the bedroom from the outside. There would be a new dormer added and they have requested a variance of 2:12 for the shed dormer on the north side of the garage. Todd made a motion to approve the roof pitch, exterior staircase, and addition. Flo seconded the motion. With Matt Turner not in agreeance, the other four members voted in favor. The motion passes.

3) Executive Session

An executive session was not needed.

4) Approval of September 20, 2022 board minutes

Jonathan made a motion to approve the meeting minutes from 9/20/22 with changes. 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 90 days past due on HOA dues. Charley has reached out to them via email and letters.

ii) Financial Review

Jonathan explained there is \$69,114 in the operating account with \$337,629 in the maintenance reserve. There is \$24,120 in landscape deposits. The HOA has collected \$175,466 in income so far. There was a question about the \$1700 in the miscellaneous. This was the donation to the Boy Scouts for their work on removing the fence.

6) GTPM

~ Violations – none to report

~ 4425 Fallen Leaf would like the brush cleared up behind the home which borders the old sales lot site. This will be added to the annual budget for 2023.

~Winterizing of the irrigation system has been completed.

7) Old Business

a) MOU Request with ISD – Clarify the ISD is relying on the HOA to make wise decisions regarding requests of homeowners to remove trees in the ISD land at the edge of each lot.

b) Pond work for 2022

Tina will reach out to Steven about the pond work.

8) New Business

a) Almond's landscaping and exterior decorative lighting – The Almond's native seed did not take this year. They know that next year they will more than likely have to cultivate the area and replant the native seed.

9) Adjournment – Jonathan made a motion to adjourn. Flo seconded the motion. All voted in favor.