

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 20, 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. Miller – 4060 Sandy Creek Ln, Lot 1-089 – The Miller's would like to remove a pine from their lot. After reviewing their plant material, it was determined that they will need to add either an evergreen or a 6' tall multi stem tree to their lot. GTPM will ask them to submit a plan for replacement of the tree they would like to remove before voting.
- b. Stevens – 4180 Sandy Creek, Lot 1-117 – The Steven's would like to remove a tree on the ISD portion of their lot. A plant count was not done on this lot. The board has requested a plant count be done before voting on the removal of this tree.
- c. Breeding – 4065 Sandy Creek, Lot 1-084 – The Breeding's have requested the removal of three trees. One willow on the front side of the property and two pines located on the back property line. After review of the lot, it was determined they have enough plant material needed to remove these trees without additional planting. Mike Gersack made a motion to approve the removal of the three trees. Jonathan seconded the motion. All voted in favor.
- d. Frye – 4195 Kestrel, Lot 1-153 – The Frye's have planted a pine in the open space behind their lot. They are new owners, and may not be aware where their property line is. The board would like to have a meeting to discuss the tree and their options of either moving the tree from the open space and planting it within their lot, or go through the process of planting in the open space.

3) Executive Session

An executive session was not needed.

4) Approval of August 16, 2022 board minutes

Jonathan made a motion to approve the meeting minutes from 8/16/22. Mike 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 six 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 \$71,828 in the operating account with \$318,085 in the maintenance reserve. There is \$24,120 in landscape deposits. The HOA has collected \$157,233.03 in income so far.

There was the maturation of a CD on September 1, 2022. Todd closed this CD out as the roll over interest amount was only 1%. Todd would like to move \$100,000 into a fifteen-month CD that will collect 2% interest. Jonathan made a motion to move the \$100,000 into the fifteen-month CD. Matt seconded the motion. All voted in favor.

6) GTPM

~ Violations – none to report

7) Old Business

a) MOU Request with ISD

There was no discussion.

b) Pond work for 2022

There was no further discussion at this time.

c) Tree Removal from the Western Berm

There was no further discussion.

8) New Business

a) Almond's landscaping and exterior decorative lighting – The Almond's have not responded to the board's request about the reclamation of their lot with native grasses. Currently, there are only weeds growing when their landscape plan submitted said those areas would have native grass. Recently, it was also pointed out that they have added Christmas lights to their porch. Christmas lights are only allowed during a certain time period and any other exterior light, needs to be downlighting. Tina and Charley will meet with the Almond's to discuss.

9) Adjournment