

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 15, 2022, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Michael Gersack

Matt Turner

Flo McCall

GTPM:

Charley Boyton

Tina Korpi

- 1) Homeowners & Guest Time – None present
- 2) ARC Review – There were no ARC reviews this month.
- 3) Executive Session
An executive session was not needed.
- 4) Approval of October 18, 2022 board minutes
Matt made a motion to approve the meeting minutes from 10/18/22. 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 four owners who are 90 days past due on HOA dues. Charley will keep following up with these owners.
 - ii) Financial Review
Jonathan explained there is \$54,134 in the operating account with \$337,629 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$234,121 in income so far, \$13,000 more than budgeted. Administrative is under budget by \$1400. Maintenance and Repairs is over budget by almost \$27,000. \$12,500 was also pulled from the maintenance reserves to upgrade the irrigation system. So far the HOA is over budget by \$21,413.
- 6) GTPM
~ Violations – none to report
- 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

GTPM will reach out to Steven about the pond work.

8) New Business

a. 2023 Annual Meeting – The board will meet on December 14, 2022 at 9:00AM to discuss the 2023 annual budget.

b. CC&R Design Guidelines – There has been some discussion about the design guidelines with recent buildout requests, ARU's, and modifications of roof pitches. The board will continue to discuss.

9) Adjournment – 9:02am