

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, January 17, 2023, 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 – Rachel Rudd & Brian Shilling, Teton County Parks and Recreation
-Rachel Rudd explained Parks and Recreation will be doing some repair on the bike path this summer near Pond #1. This repair would add a couple of culverts and change the height of the path by one to two feet in an effort to help with the flooding that happens along the path. They do not expect this to take longer than a couple of days. Teton County has a requirement of 2:1 with wetland mitigation. So they will need to mitigate twice as much as they impact when doing the path repair. The land owner where the path is being repaired would not permit Parks and Recreation to do this mitigation on their land. Parks and Recreation is now asking if Melody Ranch would allow them to do the mitigation on Pond #1, Lot 1-074, near the path repair. There would be some excavation around the pond in order to plant new vegetation from the meadow to the fringe wet areas of the pond. They would be removing some of the grass area and replacing it with wetland plants. This would be done this summer and would only take a day to two to complete.
Jonathan explained he was worried about the impact and disturbance to the homeowners right next to the pond and felt it was best to reach out to them for input. Once the neighbors have the opportunity to weigh in on this mitigation work, the board will make a decision. GTPM will reach out to the four neighbors surrounding the pond. The board will have a decision by the next board meeting on Feb 21, 2023.
- 2) ARC Review – There were no ARC reviews this month.
- 3) Executive Session
An executive session was not needed.
- 4) Approval of November 15, 2022 board minutes
Mike made a motion to approve the meeting minutes from 11/15/22. Flo 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 will keep following up with these owners.

ii) Financial Review

Jonathan explained there is \$85,582 in the operating account with \$346,450 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$265,060 in income so far. Tree maintenance is over budget by \$6,400 largely due to the amount of trees that had to be removed this summer. The HOA was over budget by \$3,000 for 2022.

6) GTPM

~ Violations – none to report

~ GTPM Report – Tina explained that Matt Donovan called her to ask about food trucks within Melody for this summer. Matt will need to follow up with a plan to the board and the board is proposing a \$2500 budget to help fund the permits. GTPM will follow up with him.

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 – Budget and Set Date

The proposed budget for 2023 would include an increase to the storage lot fees. Small spaces would increase to \$25 and double spaces would be \$50 per month. This would go into effect after a vote at the annual meeting. Jonathan made a motion to include the financials in the annual meeting packet. Todd seconded the motion. All voted in favor. The annual meeting has been scheduled for March 6, 2023 at 5:30pm.

b. CC&R Design Guidelines – no further discussion

9) Adjournment – 10:04am