

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, February 21, 2023, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Todd Ellingson

Matt Turner

Flo McCall

GTPM:

Charley Boyton

Tina Korpi

- 1) Homeowners & Guest Time – None present
- 2) ARC Review
 - a. Meaney – 4335 Balsam Ln, Lot 1-177 – The Meaney's want to add an addition to their second story as well as adding a third garage bay with additional living area above. The garage will have a 4' offset, and add a covered storage area to the end of that bay. They have asked for a variance on the shed roof of 2:12. Todd made a motion to approve the addition with the variance of 2:12 on the roof line of the storage area. Flo seconded the motion. The vote was all in favor.
- 3) Executive Session

An executive session was not needed.
- 4) Approval of January 17, 2023 board minutes

Todd made a motion to approve the meeting minutes from 1/17/23. 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 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 \$93,568 in the operating account with \$334,280 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$24,923 in income so far. Todd explained there is a CD coming to maturity in March and he will send out an email with options available.
- 6) GTPM

~ Violations

– Dog attack – Vandy Walker’s dog was off leash and attacked Dawn Webster’s dog while in her driveway on Feb 14th. The police were called and are involved. Tina explained this is the better course of action when something like this occurs. According to the email that Dawn wrote to Tina, there have been numerous complaints from other homeowners about the same dog. This is the first complaint that GTPM has received about Walker’s dog. Tina will schedule a meeting with Ms. Walker to discuss her roaming and attacking dog and will follow up with an official warning. The next violation will then result in a tier three fine of \$250.

- Lighting violation – Almond Residence – Tina explained that she spoke with Patrick Almond on Tuesday as there was a complaint about his lights on his back porch. Tina explained the Almond’s back side of the home is all glass and it is possible that the neighbor complaint is seeing these inside lights shining. He does have some lights on his back porch, like so many other homeowners have in the neighborhood. Mr. Almond has agreed to keep the lights off on the back porch. In the spring he will look into landscaping in his back yard to try and block his lighting. He will also send over a revised landscaping plan to be reviewed by the DRC and planted this spring.

~ GTPM 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 – Charley reached out to Steven about the pond work. Because the pond work has taken a couple of years to complete, Steven said to expect a 20% increase in labor fees. Steven also said that the pond work will be weather and water dependent. Charley will work with Steven to see if she can get an actual updated quote for this labor increase.

8) New Business

- a. CC&R Design Guidelines – no further discussion
- b. Wetland Mitigation and Parks and Recreation – Charley reached out to the owners that might be affected by the pond work, and there was not any negative feedback. Todd made a motion to approve the wetland mitigation on Pond #1 as proposed by Parks and Rec last month. Flo seconded the motion. All voted in favor.
- c. Email from Dave Meaney – Dave Meaney wrote an email to the board explaining the storage area is grossing rented under market value and because of it, there isn’t any turn-over. He is building an addition on his home so that he can obtain storage space. Jonathan explained he spoke with Mr. Meaney and told him that if he’d like to propose a greater increase to the budget at the annual meeting, he’s invited to do so. Todd spoke to that saying that a lot of original owners have storage spaces because of when they moved into Melody Ranch. Flo replied that it will potentially penalize current renters to raise rates to market value in order to encourage a turn-over to benefit newer homeowners. Tina explained that by increasing the storage area fees that it will help build funds for future repairs on the common area.

9) Adjournment – 9:45am