

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, April 18, 2023, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson
Todd Ellingson
Matt Turner
Mike Gersack

GTPM:

Charley Boyton
Tina Korpi

- 1) Homeowners & Guest Time – None present
- 2) ARC Review
 - a. Rockey – 1187 Melody Creek Ln, Lot 1-050 – The Rockey's landscape plan was reviewed the landscaping plan that includes a change to the apron of the driveway. The landscaping plan as presented meets the design guidelines and landscaping plan A & B. Mike made a motion to approve the plan. Matt seconded the motion. The vote was all in favor.
 - b. Almond – 1329 Melody Creek Ln, Lot 1-189 – The Almond's submitted and update to the landscaping plan which meets the minimum requirement. They also submitted a plan to add a fenced in area for the storing of lawn mowers and snow blowers. This was not submitted with working drawings or material samples for review. Todd made a motion to approve the revised landscaping plan but not the privacy fence. Jonathan seconded the motion. The vote was all in favor. The Almond's will submit a new plan for the fenced in area at the later date. This was not approved by the board.
- 3) Executive Session

An executive session was not needed.
- 4) Approval of February 21, 2023 board minutes

Matt made a motion to approve the meeting minutes from 2/21/23. Jonathan 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. One of which updated their payment on the autopay service, and another send they would send payment. Charley will keep following up with these owners.

ii) Financial Review

Jonathan explained there is \$110,726 in the operating account with \$343,030 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$61,438 in income so far.

6) GTPM

~ Violations

– There were a few owners with items that were being stored in their driveways that are not permitted by the HOA. GTPM has reached out to these owners and all items are being cleared from the driveways.

~ GTPM Report

- Jonathan asked about food trucks in Melody Ranch. Matt Donovan has asked the board for a contribution of \$2500 to the permitting to have the trucks in Munger View Park again this summer. The donation to Matt Donovan will not determine whether or not food trucks will be there on a weekly bases and he has not sent over an actual proposal to the board. The board did not approve the donation.

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. GTPM will follow up with the reclamation of the test well sight from last summer.
- b) Pond work for 2022 – Charley will follow up with Steven Smith about the pond work for #5 and see if can be scheduled for this spring.

8) New Business

- a. CC&R Design Guidelines – May 16, 2023's meeting will start at 8:30am to start the discussion of the revisions to the design guidelines. Some of the items to be discussed are: architectural breaks and less steep roof pitches that still comply with county code, adapting to more native grasses, more homeowners want to incorporate native grass within their lawns to reduce water consumption, changing from cedar siding, and the addition to homes with additions of mother-in-law suites and the like. The board will discuss sending out a survey to homeowners on their thoughts on these matters.
- b. Buck Rail Fence at the entrance of Melody Ranch Dr. The fence at the first entrance on Melody Ranch Drive is in a bad state. GTPM will get a bid to remove the fence and also to remove the fence and replace it. Charley will obtain a quote from Evergreen Tree care for the removal and one from Apex Fencing for removal and replacement.

9) Adjournment – 9:30am