

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, May 16, 2023, at 8:30 am

MINUTES

Board Members Present:

Jonathan Robinson

Todd Ellingson

Mike Gersack

GTPM:

Charley Boyton

Tina Korpi

- 1) Homeowners & Guest Time – None present
- 2) ARC Review
 - a. Robinson – 1286 Melody Creek Ln, Lot 1-200 – The Robinson's would like to put up a privacy fence to screen their hot tub. The materials will be the same as the siding on the home. Mike made a motion to approve the privacy fence. Scott seconded the motion. The vote was all in favor. Jonathan abstained from the vote
 - b. Wogoman – 4050 Sandy Creek Ln, Lot 1-088 – The Wogoman's submitted a revised landscaping plan. This included several trees that would be planted, in the northeast corner, to provide privacy from the Miller's home next door. Todd made a motion to approve the landscape plan and recommends that they work with the Miller's to minimize the impact of obstructed views. Jonathan seconded the motion. The vote was all in favor.
- 3) Executive Session

An executive session was not needed.
- 4) Approval of April 18, 2023 board minutes

Todd made a motion to approve the meeting minutes from 4/18/23. 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 was only one owner is 90 days past due on HOA dues. Charley will keep following up with this owner.
 - ii) Financial Review

Jonathan explained there is \$66,551 in the operating account with \$355,421 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$80,594 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

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 Noland to see if they have time to excavate the pond while it still is mostly dried up.

8) New Business

- a. CC&R Design Guidelines – A discussion was started about adding a second amendment to the design guidelines. Some of the items that were discussed were: engineered siding, architectural breaks and less steep roof pitches that still comply with county code, adapting to more native grasses, and homes with additions of mother-in-law suites. Jonathan started a draft for these changes. The changes include a removal of a separate guest building for RU2, increasing the damage deposits, a change to the exterior materials to include engineered siding and excluding cedar shake shingles, defining green houses and other accessory buildings, roof pitches that still comply with county code, and further defining exterior planes and architectural breaks.
- b. Buck Rail Fence Replacement – GTPM obtained two quotes for the removal and replacement of the buck rail fence with Apex Earthworks. The first quote was for \$68,640 and includes removal and installation of a new buck rail fence. The second quote was for \$50,139 and includes removal and replacement of a post and pole fence. An agreement was made to visit this at the next annual meeting. GTPM will also reach out for another bid with another company. Evergreen Tree Care has provided a bid for removal of the fence in the amount of \$2200.

9) Adjournment – 9:38am