

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting  
Tuesday, June 20, 2023, at 8:45 am

### **MINUTES**

#### **Board Members Present:**

Matt Turner

Scott Page

Mike Gersack

#### **GTPM:**

Charley Boyton

Tina Korpi

- 1) Homeowners & Guest Time – Karen and Kent Van Riper: Karen spoke to the aspen shoots that are around Pond 1 and also at the entrance on Melody Creek Drive. Karen explained that these trees were not planned or planted by the HOA and that those pose a threat to reduce scenic views and they can also pose a safety hazard by blocking street views as well as a potential fire hazard because of how close they have planted themselves. Karen further explained that the HOA open space lands should be kept open and not crowded with new tree growth. GTPM will speak with Evergreen Tree Care and come up with a proposal for mitigation.
- 2) ARC Review
  - a. Wallace – 4395 Melody Ranch Dr, Lot 2-008 – The Wallace family would like to update their existing metal roof with a 1.5” standing seam, 26 gauge in a dark brown stock color. The color is the same color that is existing on the roof now. They are looking to upgrade the material. Mike made a motion to approve the upgraded material. Scott seconded the motion. The vote was all in favor.
  - b. Davis – 4090 Balsam Ln, Lot 1-001 – The Davis’ requested to add a garden shed to their back yard. The garden shed is not made of materials like the home and does not tie into the existing structure. This was not approved.
  - c. Hardenbrook – 4365 Kestrel Ln, Lot 1-130 – The Hardenbrook’s requested to add a greenhouse to their back yard. The greenhouse is of a metal frame and does not tie into the home. The metal frame greenhouse was not approved.
- 3) Executive Session

An executive session was not needed.
- 4) Approval of May 16, 2023 board minutes

Mike made a motion to approve the meeting minutes from 5/16/23. Matt 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 and sending letters.

ii) Financial Review

Charley explained there is \$56,474 in the operating account with \$355,129 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$99,211 in income so far.

6) GTPM

~ Violations – There were a few letters sent to homeowners to clean up yards and clutter around their homes. These have all been corrected. There were no violations to report.

~ GTPM Report

– Charley explained there is a tree with two trunks that is pushing up against the storage area fence. Evergreen Tree Care had made mention that there is a tree with two trunks that is pushing up against the exterior storage area fence. Charley will obtain some pictures of the tree and will send them to the board. The tree removal is estimated to be \$2500 - \$3000.

Tina spoke about the ditches in Melody Ranch. The ditch that runs to the east of Melody Creek Lane that connects the three ponds needs some work. Tina explained that a mini-excavator should be used to dig out that ditch to widen it and make the water flow through it better. The ditches have been filled in with silt over the years and are just getting clogged up.

7) Old Business

a) MOU Request with ISD – There was no further discussion.

b) Pond work for 2022 – There was no further discussion.

8) New Business

a) CC&R Design Guidelines – There was no further discussion.

b) Buck Rail Fence Replacement – GTPM obtained a secondary bid from Evergreen Tree Care for the removal and replacement of the buck rail fence. The fence wraps around from the mailboxes on Melody Ranch Drive up South Park Loop Road. This bid was \$34,500. The discussion is tabled until the next meeting and discussion will continue in July.

9) Adjournment – 9:47am