

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, July 18, 2023, at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Todd Ellingson

Mike Gersack

Matt Turner

GTPM:

Charley Boyton

Tina Korpi

Homeowners Present:

Kent and Karen Van Riper

Jenny Davis

- 1) Homeowners & Guest Time – Karen and Kent Van Riper: Karen and Kent Van Riper spoke about the saplings around pond 1 as well as mowing of the greenspaces and the entryways. They would like to see the entry ways mowed completely around the evergreen trees and they would also like the aspen shoots removed from around pond 1 and at the entryway. Jonathan explained that the open spaces are rotated every three years for mowing. GTPM had already received a bid for the removal of the aspen shoots at pond 1.
-Jenny Davis: Jenny Davis spoke to the denial of the shed that she would like to place in her back lot. The Design Guidelines say that an outbuilding must be in similar character to the home. A shed that is not made of the same material as the home has not been approved in the past. This is an ongoing discussion.
- 2) ARC Review – There was nothing to review.
- 3) Executive Session
An executive session was not needed.
- 4) Approval of June 20, 2023 board minutes
Mike made a motion to approve the meeting minutes from 6/20/23. Jonathan seconded the motion, and all voted in favor. Todd abstained from the vote.
- 5) Report of Officer
 - a) Secretary Treasurer
 - i) Delinquent HOA Dues Report
Charley reported that there are two owners that are 90 days past due on HOA dues. Charley will keep following up with these owners and sending letters.
 - ii) Financial Review

Jonathan explained there is \$45,110 in the operating account with \$363,879 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$119,246 in income so far.

6) GTPM

~ Violations – There were no violations to report.

~ GTPM Report

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7) Old Business

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

b) Pond work for 2023 – 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 bid from Evergreen Tree Care for the removal of the buck rail fence that is in upper Melody that raps from the mailboxes and along South Park Loop Road. The quote for removal was \$2,200 and to remove and replace would be \$34,500. Todd made a motion to remove the fence for \$2,200 and obtain a bid for replacement next spring and to discuss the replacement at the next annual meeting. Matt seconded the motion. The vote was all in favor.

c) Aspen Shoots Pond 1 – Evergreen Tree Care gave a bid for the removal of the shoots, in the amount of \$1,500. Mike made a motion to approve this bid. Todd seconded the motion. The vote was all in favor.

d) Open Space Tree Removal Request – This was not discussed and will be discussed at the next meeting.

9) Adjournment – 10:04am