

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting  
Tuesday, August 15, 2023, at 8:45 am

**MINUTES**

**Board Members Present:**

Jonathan Robinson  
Todd Ellingson  
Mike Gersack  
Matt Turner  
Scott Page

**GTPM:**

Charley Boyton

- 1) Homeowners & Guest Time – None present.
- 2) ARC Review –
  - a. Davis 4090 Balsam, Lot 1-001 – Jenny Davis appealed the requested storage shed in July 18, 2023 meeting and included a large wall trellis as a privacy wall. The shed was not approved by the board as it is not made of wood siding like the home and is not in similar design. The large wall trellis is only approved if it too would be made of wood siding like the home. Jonathan made a motion to approve the wall trellis based on size and design but it must be made out of wood siding and not of synthetic material. The HOA guidelines do not approve the shed. Mike seconded the motion. The vote was all in favor.
- 3) Executive Session  
An executive session was not needed.
- 4) Approval of July 18, 2023 board minutes  
Jonathan made a motion to approve the meeting minutes from 7/18/23. Todd 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 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 \$40,636 in the operating account with \$364,332 in the maintenance reserve. There is \$25,120 in landscape deposits. The HOA has collected \$137,240 in income so far.
- 6) GTPM

~ Violations – There were no violations to report.

~ GTPM Report

– The fence behind Palomino Drive was been removed. If there is interest in replacing the fence, it will be discussed at the next annual meeting so that it can be budgeted for.

7) Old Business

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

b) Pond work for 2023 – The water has been shut off for Pond 5. Steven Smith spoke with MD Construction, and they are hopeful that they will be able to do the excavation on the pond this fall.

8) New Business

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

b) Open Space Tree Removal Request – Steven Smith has requested to remove two trees in the open space behind his home. Notice has sent to all of the neighbors within the required square feet of distance and did not receive any disapprovals from owners. The Smith's will also need to submit the \$900 deposit. Todd made a motion to approve the removal of the two trees marked on the map but if the Smith's would like to relocate them, they will need another board and neighbor approval. Mike seconded the motion. The vote was all in favor.

9) Adjournment – 9:47am