

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, September 19, 2023 at 8:45 am

Minutes

Board Members Present:

Jonathan Robinson

Todd Ellingson

Scott Page

GTPM:

Charley Boyton

- 1) Homeowners & Guest Time – None present.
- 2) ARC Review
 - a. Kroger – 1340 Melody Creek, Lot 1-185 – Mr. Kroger would like to add a staircase addition to the exterior of the home for outside access to the room over the garage. From the submitted plans, it appeared the footer of the stair would be within the setback. The plans also included an addition to the driveway and walkway, that would not be paved but gravel. The colors he would like to use on the stairs was not submitted. It was determined that there would not be a vote and further review would be needed.
 - b. Ryan/Wieman – 1088 Melody Creek, Lot 1-067 – A new roof is being installed on this home. There were no structural changes. They are changing the materials to a 22 gauge metal roof in the color matte black. Todd made a motion to approve the roof. Jonathan seconded the motion. The vote was all in favor.
 - c. Barganier – 4125 Sandy Creek, Lot 10-81 – The Barganier's would like to replace their existing garage door with a steel door in a non-reflective color carbon black. Todd made a motion to approve the garage door. Scott seconded the motion. The vote was all in favor.
- 3) Executive Session

An executive session was not needed.
- 4) Approval of August 15, 2023 Board minutes – Jonathan made a motion to approve the minutes as written. Scott seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a) Secretary Treasurer
 - i) Delinquent HOA Dues Report – Charley reported there were two homeowners over 90 days past due. GTPM will continue to reach out to the owners for payment.
 - ii) Financial Review – Jonathan explained the HOA currently has \$42,167 in the operating account and \$364,387 in the maintenance reserve accounts. The HOA has collected a total of

\$155,798.78 in income this year. The HOA is about \$10,000 over budget for maintenance and repairs so far. This is due to the increase in ski track grooming, landscaping, irrigation, fence removal and tree maintenance.

6) GTPM

~ Violations – There were two homeowners that were fined this month after repeated violations with boats being stored in driveways. This is a tier two violation.

~ GTPM Report

7) Old Business

a. MOU Request with ISD

b. Pond work for 2023 – Charley has reached out to Steven Smith but has not yet heard if this project will be able to be completed this fall.

8) New Business

a. CC&R Design Guidelines

b. Scott mentioned the new ISD guideline on tree trimming along the road. The ISD is requiring homeowners trim their trees two feet in and thirteen feet high to allow ample clearance for large vehicles in the roadways. Todd asked how much it would cost homeowners for the trimming, if they did not want to do it themselves. Charley will look into this and email the board.

*The ISD will be assessing homeowners between \$150 and \$200 for the trimming.

c. Jonathan mentioned the portal that GTPM uses for auto and one-time payments has changed hands. Because of this, all transactions are being charged a \$2.00 fee per transaction. This fee is not collected by GTPM but by comwebportal.com. If a homeowner does not want to have this fee occur, they can switch to bill pay through their bank.

d. There was a concern raised from an owner about the ponds growing algae blooms and suggested aerators be installed. Jonathan explained that this was looked into about ten years ago, and getting electric to these ponds was too expensive for the HOA. The owner suggested solar powered aerators. A question arose on if the aerators would have to be removed and stored over winter. GTPM will talk with J.P. about what something like that would cost and logistics of having aerators in the ponds.

e. There was a suggestion by a homeowner that the HOA invest in a pool. The board discussed the cost of what would go into having a pool within Melody Ranch and did not think it was something the majority of the Melody Ranch residents would approve. The board decided that if the owner would like to head up a committee and submit a full plan for review to the HOA, they may do so.

f. Another homeowner requested that the open space behind her home be mowed as it was not done last year. Charley will speak with Evergreen and see what areas are in the rotation for this year.

g. There was a request from another homeowner to have the ditch that comes into pond #5, from Melody Creek, dug out further as it has been overgrown. The board will have this done at that time.

9) Adjournment