

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, January 16, 2024 at 8:45 am

Minutes

Board Members Present:

Jonathan Robinson
Matt Turner
Mike Gersack
Scott Page

GTPM:

Tina Korpi
Rob Bacani

Others Present:

J. P Huser – Mountain Town Maint.

- 1) Homeowners & Guest Time
 - a. JP Hauser from Mountain Town Maintenance came to speak with the board about the pond maintenance. He explained the ponds are in good health and have been maintained well with the current program. There has been a suggestion, brought to the board, to add aeration in the ponds to help prevent algae formations. J.P. explained that aeration is not necessary because the ponds have a flow, which provides oxygen to the water. He further explained he believes increasing the pond maintenance though the month of September would greatly help the ponds with the algae blooms. The board decreased the pond maintenance in in September of 2017, due to budget constraints. J.P. suggests adding September maintenance again. If September was added to the pond maintenance it would increase the cost by about \$5,000. J.P. also suggests the creek bed that flows off of Pond 5 gets treated on a yearly basis to decrease the plant growth and clogs it up.
- 2) ARC Review – There was nothing to review.
- 3) Executive Session – This was not needed.
- 4) Approval of December 19, 2023 Board minutes – Mike made a motion to approve the 12/19/23 meeting minutes. Scott seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a) Secretary Treasurer
 - i) Delinquent HOA Dues Report – Tina reported that there were three owners behind on payment; those have all been cleared up.
 - ii) Financial Review – 2024 Budget Discussion – Tina explained the HOA brought in \$232,267.36 in association dues in 2023. The largest budget items in 2023 were grounds maintenance, irrigation, tree maintenance and spraying, and lawn mowing and weed spraying. The budget for 2024 has increased those budget items and will require an increase to the association dues to \$270,900 to compensate. Dues were last increased in 2017 and there will be a proposed dues increase to \$70 per month and an increase to storage spaces by \$10 per month.

On February 5, 2024 over email, Mike made a motion to approve the proposed budget with the monthly HOA \$10 increase and the \$10 increase in storage fees. Jonathan seconded the motion. All voted in favor. *Please see the email vote below.

6) GTPM

~ Violations – This was tabled.

~ GTPM Report – This was tabled.

7) Old Business

a. MOU Request with ISD – This was tabled.

b. Pond work for 2023 – This was tabled.

8) New Business

a. CC&R Design Guidelines – This was tabled.

b. Annual meeting 2024 – The annual meeting is scheduled for March 4, 2024 at 5:30pm over Zoom.

9) Adjournment

Re: [EXTERNAL] Re: Melody Ranch HOA final budget for 2024 - please approve

On Tue, Feb 6, 2024 at 9:34 AM Scott Page jscottpage@gmail.com wrote:

Vote to approve

On Tue, Feb 6, 2024 at 9:00 AM Matt Turner <met@glslip.com> wrote:

Vote to approve.

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From: Jonathan Robinson <robinson@wecker.com>

Sent: Monday, February 5, 2024 8:08 PM

To: Michael Gersack <gersackmichael@hotmail.com>

Cc: Matt Turner <met@glslip.com>; Scott Page <jscottpage@gmail.com>; Christina Korpi <tkorpi@gtpmjh.com>; Charley Boyton <boyton@gtpmjh.com>; Robert Bacani <rbacani@gtpmjh.com>

Subject: Re: [EXTERNAL] Re: Melody Ranch HOA final budget for 2024 - please approve

I'll second. Vote to approve

Jonathan

On Feb 5, 2024, at 5:28 PM, Michael Gersack <gersackmichael@hotmail.com> wrote:

I'll make a motion to approve.

Thank you,

Michael Gersack

307-699-7944

gersackmichael@hotmail.com

On Feb 5, 2024, at 4:45 PM, Jonathan Robinson <robinson@wecker.com> wrote:

Board,

Please approve this 2024 budget. It includes the prorated \$10 / month increases for market homes (\$7.50 and \$5 for non-market rate homes) and \$10 / month increase for storage lot spaces. Tina and Rob have adjusted line items as we suggested to them during our January meeting.

I'd like January minutes to reflect that we voted on approving this 2024 budget.

Please reply today if possible. GTPM is printing and mailing these this week.

If motion to approve, second, I would vote to approve. If we need further discussion, we may have to send this and then amend it during our February meeting.

Thank you,

Jonathan

<MR HOA_2024_Proposed_Budget.pdf>