

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting  
Tuesday, October 17, 2023 at 8:45 am

### **Minutes**

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

Jonathan Robinson  
Matt Turner  
Michael Gersack  
Scott Page  
Todd Ellingson

#### **GTPM:**

Tina Korpi  
Charley Boyton

- 1) Homeowners & Guest Time – Cece Tramburg joined the meeting to speak about her driveway expansion below in ARC review.
- 2) ARC Review
  - a. Tyree – 4270 Fallen Leaf, Lot 1-022 - Changes on landscape plan – The Tyree's would like to change the landscape plan from the original new build submission. The Tyree's will need to submit a clean pdf in black and white that is readable (current site plan could not be read), a landscape checklist must be submitted, the LRC must review and make recommendation for approval, any landscaping that appears to be on the open space to the east and south be moved, and then it will be reviewed by the ARC.
  - b. Stephens - 4070 Sandy Creek Ln, Lot 1-090 – adding a pavilion to back deck – The Stephens would like to expand their back deck. They will need to submit a site plan showing setbacks, new construction, the existing deck and any new deck, a remodel checklist filled out, and then have it reviewed by the DRC before approval by the ARC.
  - c. Marsteller – 826 Morgan, Lot 2-121 - Addition of privacy fence – The Marsteller's replaced their fence and in the process added a privacy fence. This was not approved in advance. The board would like a site plan showing the location of the home, setbacks and location of the privacy fence and would like a meeting to discuss options to get the fence within the guidelines.
  - d. Bailey - 1216 Melody Creek, Lot 1-057 – Change front deck – The Bailey's would like to add more prominence to their front door. Right now, because it is on the side of the house, it is hard for people to find the door. This enhancement would help make it more noticeable. Michael made a motion to approve the front deck and walkway, Jonathan seconded the motion. The vote was all in favor.
  - e. Paul – 4335 Melody Ranch, Lot 2-031 - Addition of privacy fence – The Paul's installed a privacy fence without consent from the HOA. This is not approved. They will need to submit a

site plan showing the location of the home, setbacks and location of privacy fence and gravel driveway.

- f. Tramburg - 4430 Fallen Leaf, Lot 1-024 – Change of driveway – Cece Tramburg explained they would like to make a change to their driveway in order to make the shape more rectangular. Todd made a motion to approve the driveway changes. Jonathan seconded the motion. The vote was all in favor.
- g. Ellingson – 4230 Balsam Lane, Lot 1-122 – Asphalt shingle roof replacement – The Ellingson’s would like to replace the shingles on their roof. The shingles are a thirty year shingle and fit into the design guidelines. Jonathan made a motion to approve the roof shingle replacement. Michael seconded the motion. The vote was all in favor. Todd abstained from the vote.
- h. Brownfield – 4269 Chickadee Cir, Lot 2-041 – Patio extension / landscape changes – Shari Brownfield would like to extend her deck. There were some plans missing. Jonathan made a motion to approve conditional on the landscaping meeting minimum guidelines, the submission of a landscaping checklist and a review of the landscaping by the landscape committee, and then after this meets the landscape review, the board will approve finally over email. Todd seconded the motion. The vote was all in favor.

3) Executive Session – An executive session was not needed.

4) Approval of September 19, 2023 Board minutes – Todd made a motion to approve the minutes from 9/19/23. Scott seconded the motion. The vote was all in favor.

5) Report of Officer

a) Secretary Treasurer

- i) Delinquent HOA Dues Report – Charley explained there are three homeowners over 90 days past due on their dues. GTPM will continue to follow up with the owners to obtain payment.
- ii) Financial Review – Jonathna explained the budget is \$17,000 over budget so far for the summer. Other items over budget are: grounds maintenance, pond maintenance, tree spraying, irrigation maintenance, ski track, weed spraying and storage lot maintenance. The HOA has collected \$204,119.97 in income for the year. There is currently \$54,360 in the operating account with 372,629 in the maintenance reserve.

6) GTPM

~ Violations – There was one homeowner who was fined for leaving a boat in the driveway. The boat has since been moved.

~ GTPM Report – There was nothing to report.

7) Old Business

- a. MOU Request with ISD – Jonathan met with Bob Hammond and Kent Van Riper to discuss the tree maintenance. The ISD asked if the HOA could handle the tree trimming in the same way as the snow plowing contract. If the ISD needs trees trimmed then will approach the HOA and the HOA would discuss and approve it during the board meeting. The MOU will get adapted with language to support this.

- b. Pond work for 2023 – Steven Smith reached out to Paul at Westwood Curtis to help get this project done. MD Construction has been storing the liner for pond #5,
- c. and will no longer do so, so this project needs to get completed. The pumping of the pond is to start soon with the goal of getting the liner installed before winter.

8) New Business

- a. CC&R Design Guidelines
- b. Pond Aeration – Charley reached out to JP after the last meeting, to ask about solar powered aerators. JP supplied a bid of \$17,933.81 for this aerator. Every pond would need their own aerator. JP also suggested adding more pond maintenance in summer to help combat the algae blooms. The board decided they would like to speak to JP directly. Charley will make sure to invite him to the next board meeting.

9) Adjournment