

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Tuesday, November 14, 2023 at 8:45 am

Minutes

Board Members Present:

Jonathan Robinson

Matt Turner

Scott Page

Todd Ellingson

GTPM:

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time – Jim Hammerel came a spoke to adding a swimming pool into Melody Ranch where the sledding hill is. He explained that non-exclusive pool memberships cost thousands every summer and adding a pool would increase value to the community. In Jim's experience, many owners are interested in having this. Jim would like to see a natural pool installed which can be more low maintenance and could be used also in the spring and fall. Jim would like to form an exploratory committee to research this project further. After some discussion, the board decided to revisit this in December for further discussion.
- 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. There is not a change in landscaping just in the hardscape design. Jonathan made a motion to approve the change in landscape design. Todd seconded the motion. The vote was all in favor.
 - b. Stephens - 4070 Sandy Creek Ln, Lot 1-090 – adding a pavilion to back deck and deck extension – The Stephens would like to expand their back deck and add a pavilion over the top of it. It meets the design guidelines of Melody Ranch. Todd made a motion to approve the deck and pavilion design as long as the fire pit in the design plans, is a gas fire place. Scott seconded the motion. The vote was all in favor.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of October 17, 2023 Board minutes – Jonathan made a motion to approve the minutes from 10/17/23. Matt seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a) Secretary Treasurer
 - i) Delinquent HOA Dues Report – There are only two owners who are 90 days past due. GTPM will keep reaching out.
 - ii) Financial Review – Financials were not discussed
- 6) GTPM
 - ~ Violations – None to report.
 - ~ GTPM Report – There was nothing to report.

7) Old Business

- a. MOU Request with ISD – Jonathan spoke to the revisions from the ISD and there is wording on tree maintenance that needs to be addressed. This is discussion will continue in December.
- b. Pond work for 2023 – Pond 5 is being worked on currently.

8) New Business

- a. CC&R Design Guidelines
- b. Pond Aeration – J.P. has been invited to speak to the board about options for healthier ponds. He is out of the country this month but would be happy to join a meeting in January.

9) Adjournment