

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Tuesday, December 19, 2023 at 8:45 am

Minutes

Board Members Present:

Jonathan Robinson
Matt Turner
Michael Gersack
Todd Ellingson

GTPM:

Tina Korpi
Charley Boyton

- 1) Homeowners & Guest Time – Brock Walters with Silver Star Communications met with the board to discuss fiber optics within Melody Ranch. The Open Access Fiber Network would be installed on the lot easements. After much discussion it was determined that the ISD should be approached instead of the HOA board. Charley will connect Silver Star with the ISD.
- 2) ARC Review
 - a. Turner – 4215 Balsam Lane, Lot 1-124 – The Turner's would like to remove a dead tree from their yard. The plant count was determined that they can remove the tree without having to plant another one. Jonathan made a motion to approve the removal of the tree. Mike seconded the motion. The vote was all in favor.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of November 14, 2023 Board minutes – Todd made a motion to approve the minutes from 11/14/2023. Mike seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a) Secretary Treasurer
 - i) Delinquent HOA Dues Report – There are three owners who are 90 days past due. GTPM will keep following up.
 - ii) Financial Review – Jonathna explained the budget is about \$40,000 over budget so far for the year. The HOA has collected \$215,032.36 in income for the year. There is currently \$50,044 in the operating account with \$372,629 in the maintenance reserve. Todd explained there is a \$100,000 CD from nine months ago is maturing this week. It paid the HOA 4%. It can be renewed to pay the HOA 5% for nine months or the CD can be moved to a slightly lower than 5% for fifteen months. Todd made a motion to renew the CD for nine months for a higher yield on the interest. Mike seconded the motion. The vote was all in favor.
- 6) GTPM
 - ~ Violations – None to report.
 - ~ GTPM Report – There was nothing to report.
- 7) Old Business
 - a. MOU Request with ISD – There was no further discussion.

b. Pond work for 2023 – Westwood Curtis completed the excavation on Pond #5. Tina will get the invoice over to the board.

8) New Business

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

b. Pond Aeration – There was no further discussion.

c. Todd explained he was not able to complete his term on the board. The board will look for someone to fill in his position.

9) Adjournment