

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Thursday, February 22, 2024 at 8:45 am

**Minutes**

**Board Members Present:**

Jonathan Robinson

Michael Gersack

Matt Turner

Scott Page

**GTPM:**

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time – None present
- 2) ARC Review – There was nothing to review.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of January 25, 2024 Board minutes – Jonathan made a motion to approve the minutes as amended. Mike seconded the motion. The vote was all in favor.
- 5) Report of Officer
  - a) Secretary Treasurer
    - i) Delinquent HOA Dues Report – There are four homeowners a few months behind on HOA payments. GTPM will keep following up with the owners.
    - ii) Financial Review – Charley reported that there is currently \$48,570 in the operating account and \$379,379 in the maintenance reserve account.
- 6) GTPM
  - ~ Violations – There are several violations that GTPM is watching. There is one homeowner who has been in violation for a month; GTPM will be issuing a fine.
  - ~ GTPM Report – There was nothing else to report.
- 7) Old Business
  - a. MOU Request with ISD – Jonathan explained that this needs to be reviewed with members of the ISD in order to clarify the HOA billing for decisions made by the ISD.
  - b. Pond work for 2023 – Nothing to report.
- 8) New Business
  - a. CC&R Design Guidelines – Tabled for now.
- 9) Adjournment 9:02AM