

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, April 25, 2024 at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Brett Kroger

Michael Gersack

Matt Turner

GTPM:

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time
- 2) ARC Review
 - a. Hoover – 4190 Sandy Creek, Lot 1-102 – fence request
The Hoover's would like to fence in their yard this summer. The fencing meets the design guidelines of Melody Ranch. Brett made a motion to approve the fence. Mike seconded the motion. The vote was all in favor.
- 3) Executive Session – The Board entered an executive session.
- 4) Approval of March 28, 2024 Board minutes – Brett made a motion to approve the minutes from 3/28/24. Matt 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 four owners 90 days past due. Letters have been sent to these owners and late fees will be assessed.
 - ii) Financial Review – There is \$38,292 in the operating account with \$390,249 in the maintenance reserve. The HOA has taken in \$59,176.42 in income for 2024. Ski track grooming was minimal this winter. The last time the ski track was groomed was in February and then Bushong's machine broke in March and no more grooming was able to happen.
- 6) GTPM
 - ~ Violations – Charley explained there were some homeowners who received letters for yard and porch clean-up but no other major violations to report.
 - ~ GTPM Report
- 7) Old Business
 - a. MOU Request with ISD
 - b. Pond work for 2023 – Pond 5 currently has several feet of water in it. As soon as the water level decreases the liner work can continue. More than likely, it will be the fall if there is a typical dry summer.
- 8) New Business

- a. CC&R Design Guidelines
- b. MOU with Teton County – Brett recommended the Board to send an email to the pathway director and the electives about the maintenance of the pathways as per the MOU. The gravel on the paths needs to be addressed.
- c. Election of Officers – Michael nominated Jonathan for Board president. Brett made a motion to elect Jonathan as the Board president. Matt seconded the motion. The vote was all in favor. Jonathan abstained from the vote. Matt nominated Michael for Board vice president. Jonathan made a motion to elect Michael as Board vice president. Matt seconded the motion. The vote was all in favor. Michael abstained from the vote. Jonathan nominated Brett for Board secretary and treasurer positions. Jonathan made a motion to elect Brett as the Board secretary/treasurer. Matt seconded the motion. The vote was all in favor. Brett abstained from the vote.
- d. Mountain Town Maintenance – There were two estimates sent over for the summer pond maintenance. One estimate included extending pond work through September which would cost \$3000 more. There have been several complaints about algae in the ponds and extending maintenance a month longer would help mitigate the algae. Jonathan made a motion to approve the estimate of \$45,038.64 for extended service through September. Michael seconded the motion. The vote was all in favor.
- e. Exterior Lighting – There was a recent article in the News & Guide about exterior lighting. The Melody Ranch CC&R's say that Melody Ranch must adhere to the county guidelines. The county only allows string lights on buildings, signs, and trees between November 15 and January 10 as an effort to garner status for Teton County as an International Dark Sky Community. Jonathan suggested the Teton County regulations are posted on the Melody Ranch website in order to raise awareness about the rule. Jonathan recommended reminding homeowners in the fall about the County lighting ordinance. The Melody Ranch Rules and Regulations will be updated to reflect this ordinance and link the county ordinance to the rules.

9) Other:

*Jonathan has had emails about food truck events this summer in Munger View Park. If Matt would like to bring food trucks into the park, the HOA can help spread word about the event. The HOA will not contribute any funding to this event.

*Charley explained the ISD is testing another well site on the easement at the corner of Melody Ranch Dr and South Park Loop. Jonathan explained the MOU with the ISD had been modified for the last well drilling site, that was unsuccessful. This should be changed as the easement is no longer needed.

*Charley explained the ISD is working with Silver Star to bring fiber optics into Melody Ranch. Owners can register for service on their website and they will put the line in from the road to the home free of charge.

10) Adjournment – 9:51AM