

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Thursday, May 23, 2024 at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson
Brett Kroger
Michael Gersack
Matt Turner
Scott Page

GTPM:

Tina Korpi
Charley Boyton

Other:

Brett Walter, Silver Star
Scott Wodskow – Evergreen Tree Care

- 1) Homeowners & Guest Time
 - Brock Walters from Silver Star explained the various providers would like to solicit their services within the community. Brock Walters further explained they would like to put up signs at the entrances announcing the fiber installation project and would hold the construction information and sign-up information. They would like the signs to start on June 1, 2024 through July 31, 2024. Jonathan made a motion to approve the signs at both entrances from June 1 through July 31, 2024. Scott seconded the motion. The vote was all in favor. GTPM will send an email to all the owners letting them know of the solicitation and the signs.
- 2) ARC Review
 - a. Van Helden – 1075 Melody Creek, Lot 1-037 – The VanHelden's would like to change their roofing material. There will not be any other design changes. Mike made a motion to approve the new architectural shingles. Matt seconded the motion. The vote was all in favor.
 - b. Brownfield – 4269 Chickadee Cir, Lot 2-041 – Shari Brownfield would like to change the paint color on her home and submitted multiple colors. All of the colors meet the earthtone requirement. Brett made a motion to approve the paint color change. Mike seconded the motion. The vote was all in favor.
 - c. Odzer – 1192 Melody Creek, Lot 1-039 – The Odzer's would like to add a small shed to their home. The shed would be attached to the home at the garage and will be the same materials as the home. The Odzer's need to submit a to scale site plan that shows where the new addition will be located in order to make sure it is within the setbacks. This was tabled for now.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of April 25, 2024 Board minutes – Brett made a motion to approve the minutes as written. 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 five owners 90 days past due. Late fees will be assessed and letters have been sent. GTPM will continue to follow up with these owners.
- ii) Financial Review – Jonathan explained there is \$43,582 in the operating account and \$390,312 in the maintenance reserve account. The HOA has taken in \$82,111 in income for 2024 thus far.

6) GTPM

~ Violations – Charley explained there was one owner that was fined for not moving visible firewood and the removal of some tires in the front yard. Other owners have received letters for campers and boats in the driveways. GTPM will continue to monitor these owners and will follow up again if it continues.

~ GTPM Report

7) Old Business

- a. MOU Request with ISD – Jonathan explained he has made some changes to the MOU with the ISD. Jonathan will get this over to the ISD for their review.
- b. Pond work for 2023

8) New Business

- a. CC&R Design Guidelines – There was no discussion.
- b. MOU with Teton County – Charley explained she had emailed them about the pathway concerns and has yet to hear back from the county.
- c. Irrigation Lines – Scott Wodskow spoke to the break in the irrigation line at the sledding hill area. The pipe was shattered for about 85 feet. Due to the extent of this break, he has asked Wild Man Plumbing for an estimate on replacing all of the lines this summer. To replace all of the irrigation lines in lower Melody, 1.6 miles of pipe, their estimate was \$486,650. Scott estimates that it will cost \$21,000 to just make a repair. Tina explained she'd like to talk to Westwood Curtis for an estimate from them. The Board has tabled the discussion to be continued over email after Tina obtains another bid.
Matt explained there is a berm located by his home that the irrigation is not running. Scott will look into getting them on.
- d. Food trucks will be back in Munger View Park starting on June 21st. Matt Donovan will send a menu for GTPM to disperse to all homeowners in Melody, a few days before the event.

9) Adjournment 10:02AM