

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Thursday, October 24, 2024 at 8:45 am

### **MINUTES**

#### **Board Members Present:**

Jonathan Robinson

Brett Kroger

Matt Turner

Scott Page

Michael Gersack

#### **GTPM:**

Charley Boyton

- 1) Homeowners & Guest Time – There were no homeowners or guests present.
- 2) ARC Review
  - a. Smith – 1350 Melody Creek, Lot 1-156 – landscaping addition, six evergreens on the east side of lot  
Jonathan explained that J.R. Berezay has reviewed the lot for a plant count and the Smith's meet the minimum requirements without the addition of new evergreens. Brett made a motion to approve the six new evergreens on the east side of the lot. Michael seconded the motion. The vote was all in favor.
  - b. Clark – 4265 Fallen Leaf, Lot 1-014 – tree removal request approved over email  
Charley explained that this tree removal was approved over email before a plant count could be done as it was critical that the tree be removed to prevent it falling onto the road. J.R. Berezay has since then reviewed the lot and the lot meets the required plant count and not additional plantings will be needed. Jonathan made a motion to ratify the approval over email. Michael seconded the motion. The motion was all in favor.
  - c. Trott – 4330 Kestrel, Lot 1-133 – change to sump pump  
Charley explained that Dr. Trott will be adding more sump pumps to his lot and will be using the existing pipe that drains into the ditch within the open space. Brett made a motion to amend Dr Trott's existing sump pump approval to encompass the changes. Scott seconded the motion. The vote was all in favor.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of September 26, 2024 Board minutes – Brett made a motion to approve the meeting minutes from 9/26/24 as written. Jonathan 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 homeowners behind on dues. One is a new homeowner who thought they were set up on autopay. Two are behind on paying for the weed spraying on their empty lots. Charley will keep following up with these owners.
    - ii) Financial Review – Jonathan explained that the HOA has brought in \$190,868 in dues income so far in 2024. There is a variance that comes from cash accounting and dues being paid in the previous calendar year budget. There is a balance in the Tree Deposits of \$3,600. These funds will be resolved by the end of the year.

6) GTPM

~ Violations – Charley explained there are two homeowners who have current violations. One for a boat in the driveway for extended periods of time and the other for firewood stacked on the side of the garage. The boat owner has been fined three times and has finally moved the boat. Charley will continue to follow up with the owner and the firewood.

~ GTPM Report

7) Old Business

a. MOU Request with ISD – There has been no further discussion from the ISD. Demerie Edington will keep Charley informed if the ISD brings it back for review from the HOA.

b. Pond work for 2023

MD Landscaping has completed the liner work on Pond #5. The pond has been lined and eight to ten inches of river rock has been installed over the liner. Because the pond had to be filled, and the irrigation was already blown out for the season, this will increase the final price of completing this project by about \$1,000. The final payment to MD Landscaping will not be reflected on the 2024 budget but will show on the Balance Sheet by reducing the amount in Unallocated Maintenance Reserves.

There was one homeowner who has reached out about the willows growing around Pond 5 saying they have doubled in size over the last two years and their roots will hurt the new pond liner. GTPM will obtain a bid from Evergreen Tree Care to remove the willows and kill the roots to prevent future growth.

8) New Business

a. MOU with Teton County and Pathways – Charley will work with Tina Korpi to draft a letter to the county commissioners to send to them about the pathways upkeep within Melody Ranch. This letter can be sent via email after the Board approves it and GTPM will copy Brian Shilling when they send it.

b. Board Meeting Day Change – It was decided to keep the Board of Directors meeting on the fourth Thursday of the month.

9) Adjournment - 9:17AM Scott made a motion to adjourn the meeting. Jonathan seconded the motion. The vote was all in favor.