

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, January 23, 2025 at 8:45 am

MINUTES

Board Members Present:

Jonathan Robinson

Brett Kroger

Michael Gersack

Matt Turner

Scott Page

GTPM:

Charley Boyton

- 1) Homeowners & Guest Time – There were no homeowners or guests present.
- 2) ARC Review
 - a. Barbera – 4101 Mustang, Lot 2-064 – tree removal – There was a question that was sent to attorney Paula Fleck about the landscaping requirements when a Category I or II lots expire on the sunset clause and move to being a Market lot. Paula has not responded to the email yet. Jonathan will follow up with Paula. This is tabled until February.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of December 19, 2024 Board minutes – Brett made a motion to approve the minutes from 12/19/24. 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 two homeowners 90 days behind on dues and seven homeowners behind 60 days. Letters have been sent to all of these owners and GTPM will continue to follow up.
 - ii) Financial Review – Jonathan reviewed the end of the year financials. The HOA collected \$320,388.74 in income in 2024. There is \$48,458.70 in the operating account and \$301,800.05 in the maintenance reserve accounts. Brett made a motion to approve the financials. Scott seconded the motion. The vote was all in favor.
 - iii) 2025 Budget Review – Jonathan reviewed the 2025 proposed budget. GTPM is working on obtaining budget numbers for the landscaping and pond maintenance. There was a suggestion from homeowner Steven Smith to use an aerator on one small pond this summer instead of using chemicals. GTPM will obtain a quote from J.P. to chemically treat all of the ponds and also to leave one pond without treatment, if the aerator is used.
- 6) GTPM
 - ~ Violations – There were no violations to report.
 - ~ GTPM Report – Charley explained that a couple of homeowners have indicated concern over unleashed dogs within Melody Ranch. Jonathan explained that the HOA cannot hire a dog catcher without tripling the monthly

cost of the HOA dues. GTPM will continue to remind homeowners, in the newsletter, to be mindful of the rules and regulations regarding dogs.

7) Old Business

- a. MOU Request with ISD – The ISD has not yet responded to the HOA’s changes on the MOU.
- b. MOU with Teton County and Pathways – Tina was not able to report on this because she couldn’t make the meeting due to an emergency.

8) New Business – There was no other business to report.

9) Adjournment – 9:20AM