

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, December 19, 2024 at 8:45 am

MINTUES

Board Members Present:

Jonathan Robinson

Scott Page

Brett Kroger

Michael Gersack

Matt Turner

GTPM:

Tina Korpi

Charley Boyton

Other:

J.R. Berezay

1) Homeowners & Guest Time

2) ARC Review

- a. Barbera – 4101 Mustang, Lot 2-064 – tree removal

There are several trees near the home that are diseased and need to be removed. This lot is a Category II lot but the sunset clause has expired. The question that arose from J.R. was because it no longer has a sunset clause does the landscaping requirements now follow the Market lots' landscaping guidelines? Or does it remain in the Category I and II landscaping guidelines? If J.R. follows the guidelines for the Market lots, then the Barbera's will have to plant trees to replace these but if he follows the guidelines for the Category I and II lots, they would not. After much discussion, the Board has decided that this requires a legal analysis and to have Paula Fleck review it. Once Paula Fleck has an answer for the Board, the Board will vote on this at the following meeting.

3) Executive Session – An executive session was not needed.

4) Approval of November 21, 2024 Board minutes – Brett made a motion to approve the minutes from 11/21/24, with corrections. Mike 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 seven homeowners behind on their HOA dues. GTPM will keep following up with these owners.

- ii) Financial Review – Jonathan explained the HOA has collected \$287,779.74 for the year through November 30, 2024. The operating account holds \$35,470 and there is \$410,806 in the maintenance reserve accounts combined. Brett made a motion to approve the income statement and the balance sheet. Jonathan seconded the motion. All voted in favor.

6) GTPM

~ Violations – Charley explained that there are several homeowners who received reminder letters about various items. No fines have been assessed.

~ GTPM Report – Tina explained the ditches need to be dug out this spring and has talked with Westwood Curtis about doing the work. She will get an estimate from them before the next meeting.

7) Old Business

- a. MOU Request with ISD – The ISD has not yet reviewed the latest MOU revisions sent over by the HOA.
- b. MOU with Teton County and Pathways – Brett asked to get Paula Fleck involved by drafting a letter to the county asking them to respond to the request for doing maintenance on the pathways as per the MOU. Tina would like to reach out to Brian Shilling first and will do so before the next meeting.

8) New Business

- a. BOI – This is a new federal requirement, part of the Corporate Transparency Act, that requires HOA's to file the beneficial ownership information report which provides information about the key members of the association. This has a deadline of January 1, 2025. This is currently on a legal holding but the requirement could still stand if it gets overturned. Matt explained this could more than likely be overturned and if it is, the requirement for filing would still stand. Brett explained the Board should move forward with the filing anyway. All were in favor.
- b. Other – Steven Smith has mentioned to Jonathan that he is concerned with the amount of chemicals that are being used in the ponds. He would be interested in pricing out an aeration unit for one pond and trying it out for the summer. When Steven Smith submits a price quote, the Board will review this as an option.

9) Adjournment – 9:20AM