

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting  
Thursday, July 24, 2025 at 8:45 am

### **AGENDA**

Join Zoom Meeting

<https://us02web.zoom.us/j/89405354134>

Meeting ID: 894 0535 4134

Passcode: 009853

Dial by Phone

669-444-9171

- 1) Homeowners & Guest Time
- 2) ARC Review
  - a. Lofgren / Leslie – 1268 Melody Creek, Lot 1-206 – Greenhouse request
  - b. Dimitroff – 4425 Fallen Leaf Lane, Lot 1-007 – Tree Removal and House Color Change
  - c. Vandenbroeke – 4224 Melody Ranch, Lot 2-097 – Fence Request
  - d. Ratification: Gatt – 4239 Melody Ranch, Lot 2-048 – Emergency shingle replacement
- 3) Executive Session
- 4) Approval of June 26, 2025 Board meeting minutes
- 5) Report of Officer
  - a. Secretary Treasurer
    - i. Delinquent HOA Dues Report
    - ii. Financial Review
- 6) GTPM
  - ~ Violations
  - ~ GTPM Report
- 7) Old Business
  - a. MOU with Teton County and Pathways
- 8) New Business
  - a. Pond 5
  - b. Fence staining estimate
- 9) Adjournment