

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, October 23, 2025 at 8:45 am

MINUTES

Board Members Present:

Brett Kroger

Michael Gersack

Scott Page

Matt Turner

Jonathan Robinson

GTPM:

Tina Korpi

Charley Boyton

Other:

Chad Driewer & Amy Moore

Steven Smith

1) Homeowners & Guest Time

Chad Driewer and Amy Moore joined the meeting to address the ditches within the community and the flooding that happened this spring in the lower area of Melody Ranch. They asked for an update from the Board in regards to the water and stream management, securing the gates that control the flow of water, if the ditches should be lined, and what maintenance was done on them this summer.

Brett explained that the Board has discussed changing out the head gates to better control the water and have also been working with Steven Smith on a solution for Pond 5 and the flooding that occurred there this spring.

Tina explained that the ditches can fill up with silt which causes the water to pool and not flow smoothly through the community. The removal of the silt, on the ditches that needed it, was done this summer.

She further explained that on May 31st flood irrigation was occurring to the north of Melody Ranch and instead of someone reaching out to GTPM to let them know the water was becoming an issue, a homeowner took it upon themselves to manipulate a gate which changed where that large amount of water was flowing. The ditch the water was directed to, couldn't handle that volume and it had not been cleared out yet of silt that collected. Thus, the ditch overflowed and water ended up in various crawlspaces. She further explained that when the water seems like it might be a problem, homeowners need to call GTPM and report it so that she can work to slow the water down. Furthermore, if a homeowner takes it upon themselves to illegally manipulate a gate, they become responsible for that action. Homeowners should never touch the gates. The spring water runoff is different every year and what happened this spring was a rare occurrence.

2) ARC Review

- a. Ferguson – 1262 Melody Creek, Lot 1-207 – hardscape change to landscape

The Ferguson's would like to change the walkways to their front and side entry doors and change the front deck materials. All items will be earthtone in color. Jonathan made a motion to approve the change. Matt seconded the motion. The vote was all in favor.

3) Executive Session – The Board did not enter an executive session.

4) Approval of September 25, 2025 Board meeting minutes

Scott made a motion to approve the meeting minutes from 9/25/25. Jonathan seconded the motion. The vote was all in favor.

5) Report of Officer

a. Secretary Treasurer

1. Delinquent HOA Dues Report

There are five homeowners on the delinquent report. Charley has reached out to these homeowners to get them current and will continue to follow up.

2. Financial Review

Brett reviewed the financials prior to the meeting and recommended approval. The HOA has collected \$203,525 in income as of 9/30/25. The operating account holds \$71,279 and there is \$327,132 in the reserve accounts. Jonathan made a motion to approve the financials. Scott seconded the motion. The vote was all in favor.

6) GTPM

~ Violations

There are several homeowners who received reminder letters about garbage cans being left out, campers and trailers in driveways, and signs and flags. GTPM will continue to monitor the community.

~ GTPM Report

Charley reported that there were a few homeowners in various areas of the community that asked about open space mowing. The association does not mow all of the open spaces during the same year. They are rotated over a three-year cycle.

7) Old Business

a. MOU with Teton County and Pathways

b. Pond 5

Steven Smith joined the meeting to talk about Pond 5 which had a liner installed late last fall. Pond 5 also had a flooding issue this spring. Steven explained a very large amount of water from the west, north, and east enters into the north gate. The culvert at the north is a 36" culvert. Once the water flows under Melody Creek Lane, the ditch splits to the east where it passes through two 36" culverts, and to the south the water passes through another 36" culvert and flows through the open space. The water then passes through three 24" culverts under Melody Creek Lane and flows into the north side of Pond 5. Although the ditch splits just after the gate, 95% of the water flows to Pond 5. This spring there was such a large amount of water coming through Melody Ranch that when it got to the pond, the water extended 20' beyond the edge of the pond. The water then exits on the south of Pond 5 but it only has a 21" culvert to pass through. The culvert was two feet under water. The ditch that Pond 5 drains into, and passes down to Polo Ranches, was not big enough to handle the amount of water, so all of that water gets held in at and around Pond 5. The outcome was the water table ended up higher than the bottom of the pond which caused the bottom of the pond liner to float to the top. Steven further explained that the culvert exiting Pond 5 needs to be larger and the ditch to the south needs to be wider.

Steven obtained a bid from Evergreen and MD Landscaping for this work and it ranges between \$6,000 and \$10,000. If approved by the Board, Steven will manage the project.

The Board will review the estimates once they receive them.

Jonathan suggested looking at the ditch to the west to see if this ditch could be used. It has not held water for almost twenty years and will need excavation and regrading to make that possible. GTPM will ask Steven Smith to obtain a bid for that work. Jonathan suggested contacting Suzanne Lagerman at Nelson Engineering, who specializes in water flow analysis, for her expertise on the ditches and to see what she would charge for her services.

Tina explained the current gates could be locked however her experience is that people cut the locks off of them if they want to move it. If the Board would want to replace the slide gates with turn valve gates, the north gate and the gate just to the south of that one would be the logical places to do that because those gates handle the most volume of water.

8) New Business

- a. Ratify – These items were approved over email after the last board meeting. Jonathan made a motion to approve the ratification of these items. Scott seconded the motion. The vote was all in favor.
 - Pacchiana / DiDonato - 1096 Melody Creek, Lot 1-066: paint color change
 - Hansen / Stratman – 1155 Melody Creek, Lot 1-046 privacy fence

9) Adjournment – 10:01 AM