

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, September 25, 2025 at 8:45 am

MINUTES

Board Members Present:

Brett Kroger

Jonathan Robinson

Michael Gersack

Scott Page

Matt Turner

GTPM:

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time – There were no homeowners or guests present.
- 2) ARC Review
 - a. Shaw – 4310 Kestrel Ln, Lot 1-135 – sump pump request
The Shaws would like to add a sump pump to their home that is currently being constructed. The sump pump will empty into the ditch behind the home. Michael made a motion to approve the sump pump request with the requirement that the builder schedule a meeting with Charley upon completion to show that it empties into the ditch and that they have restored any area of the pathway that was disrupted during this part of the project. Scott seconded the motion. The vote was all in favor.
 - b. Hansen/Stratman – 1155 Melody Creek, Lot 1-046 – privacy fence
Brett explained the measurements for their privacy fence are still unclear and they need to submit a new site plan that shows the measurement from the lot, not from the road, in order to show that the northeast corner of the fence is within the front setback. It is very likely the corner of the fence is within the setback but the drawings are not showing it accurately. The drawing needs to show measurements from all four side of the lot to the home and include the fence location with the measurements. Brett made a motion to table this review until a better drawing that is accurate is obtained from the owners. Matt seconded the motion. The vote was all in favor.
 - c. Muromcew – 4245 Fallen Leaf, Lot 1-015 – tree removal
The homeowner requested approval for the removal of a couple of aspens on their lot. J.R. Berezay from the landscape committee reviewed the lot, which had more trees than required, and no additional trees will need to be planted after the aspens' removal. Michael made a motion to approve the tree removal request. Scott seconded the motion. The vote was all in favor.
 - d. Turner – 4215 Balsam Ln, Lot 1-124 – tree removal
The homeowner requested to remove a couple of aspens from their lot. J. R. Berezay reviewed the lot and the lot meets the required plant count after the aspens would be removed. Michael made a motion to approve the tree removal request. Scott seconded the motion. The vote was all in favor.
- 3) Executive Session – The Board members did not need to enter an executive session.
- 4) Approval of August 28, 2025 Board meeting minutes
Michael made a motion to approve the meeting minutes from 8/28/25 with one correction. Jonathan seconded the motion. The vote was all in favor.

5) Report of Officer

a. Secretary Treasurer

i. Delinquent HOA Dues Report

Charley explained that there were no homeowners 90 days past due.

ii. Financial Review

Brett reviewed the financials. He questioned if the HOA needs to increase their review fees to offset the HOA's architect review costs. Tina and Charley will research this and will report on it at the next meeting. The HOA has collected \$181,810 in income as of 8/31/25. The operating account holds \$64,767.29 and there is \$327,088 in the reserve accounts. Michael made a motion to approve the financials. Scott seconded the motion. The vote was all in favor.

6) GTPM

~ Violations – There is one homeowner that has multiple violations on the exterior of the home. The homeowner says they are “working on it.” The HOA has assessed a fine and will continue to fine until the home is in compliance with the rules and regulations. The other violations of garbage cans left out and campers/trailers in driveways all received reminder letters of the violations.

~ GTPM Report – Tina explained there was a very upset homeowner about dogs being off leash in Melody Ranch. The homeowner would like an email sent out to all of the homeowners in the association reminding them about the rules. There was no objection to sending an email from the Board and GTPM will send one out.

7) Old Business

a. MOU with Teton County and Pathways

b. Pond 5 – Steven Smith has not provided a report yet on any additional work the pond needs to mitigate the flooding issue from the spring. This will be needed well before the annual meeting if funds need to be allocated.

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

9) Adjournment – 9:23 AM