

# *The Meadows of Melody Ranch*

## *Homeowner's Association*

Board of Director's Meeting

Wednesday, November 19, 2025 at 8:45 am

### **MINUTES**

#### **Board Members Present:**

Brett Kroger

Jonathan Robinson

Matt Turner

Michael Gersack

#### **GTPM:**

Tina Korpi

Charley Boyton

#### **Others Present:**

Steven Smith

- 1) Homeowners & Guest Time – Steven Smith joined the meeting to talk about the irrigation ditch water flow issues. There were several items mentioned that he thinks needs addressing. The culverts on the output of Pond 5 are not large enough and need to be resized as well as the ditch to the south in order to allow more water flow, the pond lining needs to be repaired, and there needs to be a new head gate added to the ditch to the north of pond 5, just after it crosses under Melody Creek. He presented the Board with a proposal from MD Nursery which includes adding an additional pond liner, adding an additional overflow pipe next to the existing culvert, and widening the ditch to the south of the pond. The estimate totals \$25,455.
- 2) ARC Review
  - a. Preuit – 4320 Balsam Lane, Lot 1-172 – fence request  
The Preuit's would like to add a control fence to their yard which would connect to both neighboring properties. They would use the same type of fence that is existing and their property has already been surveyed to identify the lot boundaries. Jonathan made a motion to approve the fence request. Michael seconded the motion. The vote was all in favor.
  - b. Reed – 1115 Melody Creek, Lot 1-042 – deck request  
The Reed's would like to create a small deck on the side of their home. The deck would be 9' 11" X 20' and composed of Trex composite decking in the color brown. The deck placement would be within the setbacks. Jonathan made a motion to approve the deck. Matt seconded the motion. The vote was all in favor.
  - c. Page – 4171 Melody Ranch Dr, Lot 2-056 – addition  
The Page family would like to enclose their second-floor balcony and turn it into an additional bathroom. They will not be changing the exterior blueprint or roofline of the home. The materials for the enclosed walls will match the existing siding. Jonathan made a motion to approve the modification of the second-floor balcony. Matt seconded the motion. The vote was all in favor.
- 3) Executive Session – The Board did not enter an executive session.
- 4) Approval of October 23, 2025 Board meeting minutes

Jonathan made a motion to approve the meeting minutes from 10/23/25. Matt seconded the motion. The vote was all in favor.

5) Report of Officer

a. Secretary Treasurer

1. Delinquent HOA Dues Report

Charley explained there are four homeowners on the past due list. All of the homeowners have received notices and are being charged late fees.

2. Financial Review

The financials were reviewed by Brett prior to the meeting and recommended approval. The HOA has collected \$226,905.59 in HOA dues as of 10/31/25. The operating account holds \$61,313 and there is \$339,675.01 in the maintenance reserve accounts.

6) GTPM

~ Violations – Charley explained that there are many people on the violations list. The violations include play equipment left outside, bags of tree leaves not removed, garbage cans left out, firewood, and household/lawn gear not put away. All of the homeowners with the violations have received letters. There were no fines this month.

~ GTPM Report

7) Old Business

- a. MOU with Teton County and Pathways – There was no further discussion.
- b. Pond 5 – See Steven Smith's report above and new business of these meeting minutes.

8) New Business

a. Pond and Ditch Water Flow Issues

Tina explained that the ditches are old ranching ditches. They were not ditches designed for a community subdivision. This is one of the reasons why there are flooding issues. When this was all ranch land, if there was standing water, it didn't matter. Now that there are homes surrounding the area, it has a different effect. Tina is currently trying to obtain a quote for a new headgate at the elbow in the ditch. One has not been obtained yet. Before proceeding with any changes to the south bound drainage, the Board agreed it would be best to consult with a water engineer to fully understand the impact to properties to the south if drainage increased, and to better understand how to mitigate flooding issues in Melody Ranch in the spring. Tina would also like to schedule a time to walk the ditches with the board members so that they can understand how the ditches work within the community. The MD Landscaping estimate requires future discussion and should be added into the 2026 budget and discussed at the annual meeting in March.

b. December meeting date

Because the December meeting would fall on Christmas Day, the board meeting will have to be rescheduled for a different date. Charley and Tina will suggest some dates over email and reschedule the meeting on the date that works for everyone.

9) Adjournment – 9:36 AM