

*The Meadows of Melody Ranch*

*Homeowner's Association*

Board of Director's Meeting

Wednesday, December 17, 2025 at 8:45 am

**MINUTES**

**Board Members Present:**

Brett Kroger

Jonathan Robinson

Michael Gersack

Matt Turner

Scott Page

**GTPM:**

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time – There were no homeowners or guests present.
- 2) ARC Review – There were no architectural reviews for December 2025.
- 3) Executive Session – The Board did not enter an executive session.
- 4) Approval of November 19, 2025 Board meeting minutes  
Michael made a motion to approve the meeting minutes from 11/19/25 as written. Jonathan seconded the motion. The vote was all in favor.
- 5) Report of Officer
  - a. Secretary Treasurer
    1. Delinquent HOA Dues Report  
Charley explained there is one homeowner ninety days past due. The owner had a credit that expired on her account. GTPM will continue to follow up for payment.
    2. Financial Review  
Brett reviewed the year-to-date financials. The HOA has collected \$302,662.50 in income to date. The HOA has spent \$280,283.09. The current budget will end on 12/31/25 and the year-end budget will be presented at the annual meeting in March. The HOA has \$75,796 in the operating account and \$339,675 in the reserve accounts. Jonathan made a motion to accept the financials. Matt seconded the motion. The vote was all in favor.
- 6) GTPM
  - ~ Violations – There were no new violations to report.
  - ~ GTPM Report
- 7) Old Business
  - a. MOU with Teton County and Pathways
  - b. Pond 5  
Tina explained she has put in a call for Susan at Nelson Engineering but before the HOA moves forward with hiring an engineer, she'd like to meet with Paul Von Gontard to discuss the ditches and the drainage. As the

original developer and an expert on the ditches that run through that ranching area, she's like to meet with him first to obtain his knowledge.

Tina further explained she has received a verbal quote to replace the gates. Paul Sandretto with Westwood Curtis said to budget about \$3,000 per gate. Tina thought they would be between \$4,000 and \$5,000. Tina will obtain a hard bid for the gate replacements and get a contractor scheduled for next year to do the replacement.

8) New Business – There was no other new business discussed.

9) Adjournment 8:57 AM