

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, January 22, 2026 at 8:45 am

MINUTES

Board Members Present:

Brett Kroger

Michael Gersack

Jonathan Robinson

Matt Turner

GTPM:

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time – There were no guests or homeowners that joined the meeting.
- 2) ARC Review – There were no reviews that were ready to be presented and voted on.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of December 17, 2025 Board meeting minutes
Michael made a motion to approve the meeting minutes from 12/17/25. 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 are two homeowners on the list for late payments. She will keep following up with the homeowners for payment.
 2. Financial Review
Brett reviewed the 2025 year-end financials. The budget numbers for the 2026 fiscal year will be finished soon before the annual meeting packets need to get sent out.
- 6) GTPM
 - ~ Violations – Charley explained there were a few letters sent out for household equipment being left out and garbage cans not put away. No fines were administered since the last meeting.
 - ~ GTPM Report – Tina explained she met with Kelly Lockhart. Kelly Lockhart has someone on staff to do the flood irrigation and gave that information to Tina so they can talk to each other during that time in the spring. She was invited to walk all of the ditches with his new irrigation ditch maintenance man after the calving season is over.
Tina also explained that she is meeting with Paul Sandretto from Westwood Curtis to discuss more ditch maintenance this year in Melody Ranch. Paul will be providing an estimate for two locking gates which Tina is estimating \$5,000 per gate as a basic rough estimate. Locks on gates can still be cut off but it will be more effort for someone to move a gate position. The ditches in the northwest corner she would like Paul Van Gontard's background on them. They do not slope down hill at all and so they cannot be used to move water.
Tina will walk to the ditches with Paul Sandretto to discuss the year's maintenance plan next week and any board member who would like to join can. At the same time, she would like to obtain his opinion on Pond 5.

- 7) Old Business
 - a. MOU with Teton County and Pathways – There is not any new information to provide.
 - b. Pond 5 – This was talked about under GTPM Report.
- 8) New Business – The annual meeting date was scheduled for March 2, 2026 at 5:30pm. Michael and Matt's terms are up for re-election.
- 9) Adjournment – 9:05am