

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting

Thursday, April 23, 2026 at 8:45 am

MINUTES

Board Members Present:

Brett Kroger

Jonathan Robinson

Scott Page

GTPM:

Tina Korpi

Charley Boyton

- 1) Homeowners & Guest Time – There were not any guests present.
- 2) ARC Review – There were no ARC reviews for this meeting.
- 3) Executive Session – An executive session was not needed.
- 4) Approval of February 26, 2026 Board meeting minutes
The Board approval for the ditch work finalized over email after the meeting on 2/26/26 was not included in the presented meeting minutes. Charley will add that email thread as an appendix to the minutes. Scott made a motion to approve the meeting minutes from 2/26/26 as amended. Jonathan seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a. Secretary Treasurer
 1. Delinquent HOA Dues Report – There are two homeowners on the 90 days delinquent list. GTPM will keep following up with the homeowners.
 2. Financial Review – Brett reviewed the financials. Considering it is the beginning of the year; there is not much reflected yet in the budget. Dues appear to be behind but Tina explained this is due to cash accounting.
- 6) GTPM
 - ~ Violations – Charley explained there have been quite a lot of violations mostly related to exterior clean-up that needs to happen. This is standard for the spring time. Charley will send an email to homeowners to remind everyone about the clean-up of their yards and the proper storage of items that have been left outside.
 - ~ GTPM Report
Tina explained that the storage lot is being audited. It will take some time for homeowners to clean up their areas of items not permitted to be stored in the lot. The storage lot has been grading and the pots holes have been removed. There have also been some repairs done to the fencing.
Tina further explained that the ditch work has been completed. She walked the ditches with Westwood Curtis upon their completion of the work and the main ditch that passes through Pond 5 is now clear all the way to South Park Loop Road. She spoke with Tyler at the Polo Ranches to let him know about the ditch work and to encourage them to clean out their ditches in order to receive any water from Melody Ranch. Due to the low snow pack this winter, it isn't likely that there will be enough water to make it all the way to Polo Ranches but for future years cleaning out their ditches would be important.
The ditch that runs behind Fallen Leaf was not cleaned out. This is part of the second phase of the work. Two new gates have been installed. They have chains with coded locks on them to prevent tampering.

The area that she would like to research this summer is the ditch that runs along the Seherr-Thoss's property on the west side behind Melody Creek and Balsam Lanes. This has not been an area that has been sent water in the past and the ditch is clogged with brush and willows. If this becomes a useable ditch, the water would flow out under South Park Loop Road by Fishing Club Drive. Jonathan explained that ditch only receives water when the Seherr-Thoss's flood irrigate.

The concrete collar at the ingress of Pond 5 was completed and at the egress it is now sloped to allow water to exit. Tina explained that the pond liner should have been extended further than it was but with the new collar and the lowering of the egress culvert, this should keep water flowing correctly and flooding shouldn't be an issue. Jonathan asked Charley to talk with Evergreen, the lawn care service, and ask them to move the irrigation line to the spillway in order to prevent water accidentally going under the pond liner.

Tina will reach out to Mountain Town Maintenance to ask them to refrain from using their aquatic submarine in Pond 5 to prevent any movement of the rocks holding down the liner.

7) Old Business

a. MOU with Teton County and Pathways

Charley recently received a message from the Pathways Coordinator and she was informed that the pathway maintenance to address the larger scale drainage/flooding and repair work that needs to happen in the agricultural meadow between the two Melody sections is a budget request and it will be presented to the Board in April. Also, the Parks and Rec staff is looking at the larger network for placing gravel in selected area to address minor drainage issues and wet spots. They are hoping to do this work in the next couple of weeks but definitely in the fiscal year of 2026.

b. Pond 5 – Please see GTPM Report above.

8) New Business

a. Revisit planting requirements – This was talked about during the annual meeting. Considering the planting requirements are part of the PUD filed with Teton County, this is not anything that can be changed by the Board.

b. Dog bite – A homeowner was recently bit by a dog of leash while walking on the road recently. A letter has gone out to the owner of the dog and the dog is not allowed to be walked off leash with Melody Ranch going forward.

c. Crosswalk painting – Teton County has painted six crosswalks across South Park Loop Road between the bike path and Melody Ranch. To date, the County has not asked the HOA for funding for this project. The HOA voted to approve a donation to the County for the safety to the residents who live in Melody Ranch.

d. Elect officers – This was tabled until May's meeting because all board members were not in attendance.

9) Other

~ Brett explained that a homeowner asked about the wildfire risk within Melody Ranch and wanted to make sure the open spaces were watered correctly to mitigate this risk. The homeowner also suggested mandatory trimming of weeds in empty homeowner lots. As this coming summer has the potential to be a bad fire year, this could be something the Board will have owners of vacant lots do, or the HOA will do it for the lot owner and bill it back to the owner. When the spring clean-up reminder goes out to all owners, GTPM will include a reminder to trim vegetation back and trim up any dead branches or debris.

10) Adjournment 9:30 AM