

The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Thursday, May 28, 2026 at 8:45 am

MINUTES

Board Members Present:

Brett Kroger

Jonathan Robinson

Scott Page

Matt Turner

Michael Gersack

GTPM:

Tina Korpi

Charley Boyton

Homeowner Present:

Chad Driewer

- 1) Homeowners & Guest Time – Chad Driewer joined the meeting to discuss a proposed third bay addition to his garage. The materials would match the existing and the plans are consistent with the design guidelines. The addition does not exceed the maximum lot coverage and is compliant with the setback requirements.
- 2) ARC Review
 - a. DiPaola, 4175 Melody Ranch Dr, Lot 2-055 – roof and window replacement
The DiPaola's have requested to replace their shingles with Malarkey Vista asphalt shingles in the color Midnight. They have also requested approval to replace the windows on the home. The new windows would have a matte black casing. Michael made a motion to approve the window and shingle replacement request. Scott seconded the motion. The vote was all in favor.
 - b. Driewer, 4210 Fallen Leaf, Lot 1-019 – addition
The plans submitted for approval were reviewed by the Architectural Review Committee and the ARC recommends approval. Michael made a motion to approve the addition on the garage. Matt seconded the motion. The vote was all in favor.
 - c. Stolper, 1312 Melody Creek, Lot 1-190 – new construction
The ARC could not reach an agreement prior to the meeting. This was tabled back to the ARC in order for them to reach an agreement and suggest a recommendation to the Board before it can be reviewed again.
- 3) Executive Session – No executive session was requested or held.
- 4) Approval of April 23, 2026 Board meeting minutes
Matt made a motion to approve the meeting minutes from 4/23/26. Michael seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a. Secretary Treasurer
 1. Delinquent HOA Dues Report – There are only a few homeowners behind on their dues and a few homeowners need to change their autopayment amount to cover the dues increase from April 1, 2026. Charley will continue to follow up with these homeowners.
 2. Financial Review – Brett reviewed the financials as of 4/30/26. The HOA has brought in \$115,056 in income. The operating account holds \$91,984 and the maintenance reserve accounts total \$371,236.
- 6) GTPM

~ Violations – GTPM has been working on the storage lot and auditing the spaces for violations. This has been a much larger project than anticipated. A full report will be ready for the next meeting. Scott made a motion to not allow physical structures within the storage lot and that owners need to remove them immediately. Jonathan seconded the motion. The vote was all in favor.

~ GTPM Report – Tina explained that GTPM is closely monitoring the water flowing through the lower Melody area. With flood irrigating starting to the north and the Seherr-Thoss' have opened the gate on the west side; keeping a close eye on the amount of water coming into Melody is important. This ditch was not cleaned out this spring and it is not used to having water sent down it. The liner on Pond 5 is floating in the middle again and she expressed concern that perhaps the project wasn't done correctly. She would like to meet with an unbiased pond expert and ask their opinion on the matter. The park has some standing water in the field next to it. This is because the ditches to the south need to be cleaned out and currently cannot handle the amount of water being sent to them. Tina is working with the caretaker of that property and hopes to have water flowing through that property next week. If they cannot get their ditches cleaned out, the water going into pond 5 might need to be shut off and diverted. There might need to be a gate installed at the exit of pond 5 so in the event that water cannot be sent to the south, water can be held back or slowed down.

7) Old Business

a. MOU with Teton County and Pathways – Charley explained that the county said that drainage issues between upper and lower Melody would be worked on this spring and all other maintenance is hopeful for the 2027 budget.

8) New Business

a. Elect officers – It was a unanimous decision that Brett remains as president, Michael vice president, Matt secretary, and Scott treasurer. Charley will add a board member wanted bullet in the newsletter to fill the open seat.

b. Other

~ Jonathan Robinson has sold his home in Melody Ranch. As of today, May 28, 2026, he is resigning as a member on the Board. Tina thanked Jonathan for his time and dedication to the HOA for the last twelve years. Jonathan Robinson is to be removed from the Melody Ranch HOA bank accounts. The only signers on the Melody Ranch HOA bank accounts will be board members Brett Kroger and Jeffery Scott Page and GTPM limited to Tina Korpi and Robert Bacani.

~ Matt expressed concern that the irrigation at the east side of Palomino and the townhomes is not working and the grass is really dry. GTPM will reach out to the lawncare contractors about this.

~ Recently, the lawn contractor asked if the HOA wanted to fill ponds this year. The Board agreed that the ponds need water in them and if this is a low spring water year, they should be filled with irrigation water.

9) Adjournment