

The Meadows of Melody Ranch

Homeowner's Association

Annual Meeting – ZOOM

Monday, March 3, 2025, 5:30 pm

MINUTES

Board Members

Jonathan Robinson Mike Gersack Brett Kroger Matt Turner Scott Page

Attendance:

Jonathan & Brittany Baker	J.R. Berezay	Joseph & JoAnn Cioffi
Todd Conklin	Nancy Dunlap	Dave & Lisa Meaney
Michael Gersack	Paul Hansen	Melissa & Timothy Kelly
Brett Kroger	Nancy Martino	Wendy Meyring
Cassie Morales	Alexander Muromcew	J. Scott Page
Bob Peters	Jonathan Robinson	Karen Rockey
Claudia & Michael Schrotz	Michelle Skeen	Karen Smith
Karen Van Norman	Kent & Karen Van Riper	Michael Welch

Others in Attendance:

Tina Korpi (GTPM) Charley Boyton (GTPM)

Represented by Proxy:

Robin Allison	James & Karen Coleman	Rob Denton & Sara Trent
Todd & Maureen Ellingson (2)	Dillion & Marialice Ferguson	Larry Feuz
Jennifer Flanagan	Lynn Friess	Greg Fulton
Kathy Gross	Matt & Anne Hare	Mark & Elizabeth Heineken
Victoria Hess	Micah Hoffman	Erich Jost
Mira Lee	Matthew Majors	Douglas Ober
Walter & Kristen Omlor	George & Shelia Poore	Debra Sawyer
Jeffery Shaw	Carol Viau	Vandy Walker
Ingrid Watsabaugh	Whitney Wheeler	Michael & Kathleen Wirth
James & Shannon Yarrow	Bradley & Natalie Yates	

- 1) Welcome and Introductions – Jonathan Robinson, President 5:40pm
Jonathan Robinson introduced himself and stated he will be stepping down as President this year. He thanked the other board members for their dedication over the past year, Matt Turner, Mike Gersack, Scott Page and Brett Kroger. Jonathan also extended thanks to GTPM, Tina Korpi, Charley Boyton, and Rob Bacani for their help with the day-to-day management of the HOA. He thanked J.R. Berezay for his help on the landscaping committee for the past several years. The hired architect, Jim Barlow, who sat

on the Architectural Review Committee had to resign. Lori Tillemans has been hired to replace him on the ARC. A big thanks to Steven Smith for all of his work on Pond 5, which was completed this year.

2) Determination of Quorum

Charley from GTPM confirmed that with 53 out of 343 lot owners represented, either in person or by proxy, it was determined the 10% quorum was met. The proxy votes are as follows: Jonathan Robinson: 24; Michael Gersack: 1; Bob Peters: 1; Michael Schrotz: 1; Steven Smith: 2; Matthew Turner: 2. Matt Turner and Steven Smith were not in attendance; the proxies did not count.

3) Approval of March 4, 2024 Minutes – Jonathan Robinson, President

Jonathan asked for a motion to approve the meeting minutes from 3/4/24. Kent Van Riper made a motion to approve the minutes. Dave Meaney seconded the motion. The vote was all in favor. Michael & Claudia Schrotz abstained from the vote.

4) HOA Projects

a. Completion of Pond #5 – Jonathan Robinson & Steven Smith

Jonathan Robinson explained that this was a big accomplishment that was completed in the fall 2024. The pond was dug out deeper and the new liner has been installed. It was then back-filled with river rocks. Jonathan thanked Steven Smith for all of his time he worked on this project.

b. Ditch Maintenance – Tina Korpi, GTPM

Tina Korpi explained the HOA will be working with Westwood Curtis to assess the ditches. She will be meeting with them to walk the ditches and discuss which ones need to be cleaned out. Some of the ditches have been filled in with silt and more greenery than can be pulled out. A couple of the ditch gates will be replaced as well. One gate somehow disappeared and two more are just old and need replacing. This work is scheduled for the spring.

Tina Korpi also made mention of sump pumps in crawlspaces. If you are pumping out water from your crawlspace, the water is required to be emptied into a ditch, not into the sewer or just into your yard. If your sump pump is emptying water into your yard, it is not going to work. Your crawlspace will just keep getting filled because that water will just come right back in. There is a requirement by the HOA for proper disposal of that water. Please reach out to GTPM for more information. It's a simple application process and easy to get it approved.

5) Financial Report – Brett Kroger, Treasurer

a. Discussions and Explanations of the 2024 Financial Information

Brett Kroger spoke to the 2024 financials. The HOA collected \$320,389 in revenue and there is \$334,670 in the reserves account. The HOA's expenses totaled \$292,737. The HOA ended the fiscal year under budget by \$26,712. Maintenance and Repairs, Administrative, electric, taxes, accounting, and legal categories all came in under budget. \$130,000 from the maintenance reserve account was spent on Pond 5 and about \$4,500 was spent on an irrigation mainline repair. Due to the reserve expenses, \$39,000 was deposited into the account.

b. 2025 Proposed Budget

There is not a proposal for the dues to increase in 2025. Brett Kroger explained that there will be some maintenance costs this year. As the infrastructure gets older, more maintenance and repairs will need to happen. The ditches are one example of this. Most of the line items in the budget are not changing in the budget amount from 2024. With the budget reflecting a full year of income at the rate change that happened in 2024, the HOA is able to fully fund the 2025 budget.

One item in the proposed budget is Pond Maintenance. This year the Board was asked if they wanted to add mosquito abatement as well. This is an additional cost of about \$4,000. The Board has not given an answer yet and is looking for homeowner feedback. A couple of homeowners thought it was a good idea and the Board will make their decision at their next monthly meeting.

- Call for a vote – Paul Hansen made a motion to approve the proposed 2025 budget as presented. Kent Van Riper seconded the motion. The vote was all in favor.

6) Election of Board

a. There are two seats up for election

All board seats are for a three-year term. Scott Page and Brett Kroger have terms that are expiring and are up for re-election. Both were appointed to the Board after two members had to step down.

b. Nominations for these positions and vote

Tina Korpi called for nominations three times. There were no other nominations for these positions. Brett Kroger and Scott Page have agreed to serve for another three-year term. J.R. Berezay made a motion to elect Brett Kroger and Scott Page to the Board. Michael Schrotz seconded the motion. The vote was all in favor.

Officers will be elected at the next board meeting.

*Brett Kroger was elected as Board president; Jonathan Robinson as vice president; Matt Turner as secretary; Michael Gersack as treasurer; and Scott Page as member at large.

Michael Gersack's and Matt Turner's terms will expire in 2026.

Jonathan Robinson's term will expire in 2027.

Brett Kroger's and Scott Page's terms will expire in 2028.

7) ISD Report – Bob Hammond, ISD President

Bob Hammond was not in attendance. Kent Van Riper as a member of the ISD board explained that the ISD is responsible for the water, sewer, roads, and snow plowing.

Over the last year, SilverStar installed fiber optic cable in the community. They installed the cable in the utility easements and did a good job reclaiming any disturbed area. There was one sewer line damaged and under the supervision of the ISD, SilverStar paid for and completed the repair. The project did not cost the ISD any money, they actually collected fees from SilverStar for the plan review and for any attorney fees while negotiating the contract.

Kent further explained that the ISD has been pursuing for many years a third well site. There have been many setbacks in finding the proper depth with the right water quality. The current two wells are relatively shallow and because water in the valley is being tapped more, a shallow well long-term is more at risk. They are looking for water several hundred feet down for the third well and after three exploratory digs, found a well site that meets those requirements. The new well will be 450 deep and the water is of good quality, not as hard as the current water. The ISD funding for the new well will come

from state low interest loans, grants, and federal money. Construction should start in the summer; bids will be going out in the spring for the work.

8) Questions and Answers

~ Kent Van Riper asked about the ski track maintenance and if the county was supposed to be doing that. Jonathan Robinson explained that within the Melody Ranch HOA, the HOA is required to pay for that service. Tina Korpi explained that the pathways have not been maintained by the county for quite some time. The information from the Pathways was that the money for the maintenance work is not being approved in the county budget. The Board would like to encourage Melody Ranch homeowners to contact your elected and let them know that you'd like to see maintenance work done of the pathways. The more people who get involved by calling or emailing your county elected, the more likely they will put it into the county budget. Jonathan Robinson explained that within Melody Ranch, the HOA pays for that.

~ Kay Stratman asked Kent Van Riper about speeding within the community and how the ISD plans on helping with this issue and proposed new signage. Tina Korpi explained that this is an ISD matter and needs to be discussed with the ISD board.

~ Michael Schrotz commented that the speed limit sign is missing on Balsam just north of the park.

~ One homeowner commented that the Mustang and Melody Ranch street sign is also missing on the corner across from Chickadee Park.

~ One homeowner made mention that two lights were out on the Melody Ranch entry sign at the Melody Creek entrance.

~ Melissa Kelly spoke about e-bike riders in the neighborhood and asked if parents would remind their children to go the speed limit and obey the road signs.

~ Paul Hansen would like the HOA to do a fire risk assessment with the county.

9) Adjournment 6:34pm