

The Meadows of Melody Ranch
Homeowner's Association

Board of Director's Meeting
Thursday, August 27, 2026 at 8:45 am

MINUTES

Board Members Present:

Brett Kroger

Michael Gersack

Scott Page

GTPM:

Charley Boyton

- 1) Homeowners & Guest Time – There were no homeowners or guests present
- 2) ARC Review – There were no design reviews to discuss.
- 3) Executive Session – No executive session was requested or held.
- 4) Approval of July 23, 2026 Board meeting minutes
Michael made a motion to approve the meeting minutes from 7/23/26. Scott seconded the motion. The vote was all in favor.
- 5) Report of Officer
 - a. Secretary Treasurer
 1. Delinquent HOA Dues Report – There is one homeowner 90 days past due. Charley will continue to reach out to the homeowner for payment.
 2. Financial Review – Brett reviewed the financials as of 7/31/26. The HOA has brought in \$207,601 in income. The operating account holds \$14,539.23 and the maintenance reserve accounts total \$419,072. Brett asked about the \$150 in miscellaneous income which are payments from the noxious weed spraying on vacant lots from the lot owners.
Brett discussed the design review fees and explained that currently the review fees are not covering the cost of the paid architect hired by the HOA. Michael made a motion to double the review fees for now until the 20274 annual meeting. Scott seconded the motion. The vote was all in favor.
- 6) GTPM
 - ~ Violations
Brett asked about the recent letters to homeowners concerning violations. Charley explained that she had had an intern in the office that had been working on the violations and sending the letter. The intern may have been a bit over zealous and Charley is happy to remove letters from owners' records if they reach out to her.
 - ~ GTPM Report
 - The exterior staining of the storage area fence has been completed. In total each board took seven to eight coats of stain. The total cost was \$18,000. The interior fence staining will be completed in the spring or summer of 2027.
 - An invoice was received by the Teton County Road & Levee for the crosswalk work and the additional signs around Melody Ranch. The invoice totaled \$5,399.92.
 - There is an old flag pole holder at the middle entrance of lower Melody Ranch near the old sales office site. This base hasn't been used in a very long time and Scott at Evergreen Tree Care wanted to know if the

Board would like it removed. Charley will email over the exact location to the board and a cost for the removal.

7) Old Business

- a. MOU with Teton County and Pathways – There was no discussion on this topic.

8) New Business

- a. Ratification of Board Decisions – These were approvals that were done over email. Scott made a motion to ratify the approvals below that were approved over email since the last board meeting in May. Brett seconded the motion. The vote was all in favor.
 - Jagstadt – 4070 Sandy Creek, Lot 1-090 – new roof – New homeowners to this property had an immediate roof leak that required a completely new roof quickly. The ARC was in favor of approval for the new shingles. There were not any changes to the existing roof structure proposed.
 - Thomas/Malai – 4370 Balsam Lane, Lot 1-182 – roof and rock fascia addition – The Thomas property needed new shingles on the home with no changes to the existing structure of the roof. The also requested the addition of a rock fascia to the front of the home. The ARC found the request favorable to the design guidelines and recommended board approval.

9) Other

- Scott explained there is a hole on the Melody Ranch Townhome property that is a safety concern. He will send a picture to Charley and she will look into this further.
- Scott explained there is a homeowner owner that might be interested in joining as a board member. Charley asked Scott to have to owner reach out to her.

10) Adjournment – 9:37 AM