The Meadows of Melody Ranch

Homeowner's Association

Board of Director's Meeting
Thursday, September 24, 2026 at 8:45 am
MINUTES

Board Members Present:
Brett Kroger
Michael Gersack
Scott Page
Matthew Turner

GTPM:
Charley Boyton

1) Homeowners & Guest Time – There were no homeowners or guests present

2) ARC Review
   a. Wuerslin – 4280 Balsam, Lot 1-166 – tree removal: The owners submitted a request to remove a tree. After review, the ARC and Board found the request acceptable. Scott made a motion to approve the tree removal as requested. Michael seconded the motion. The vote was all in favor.

   b. DiPaola – 4175 Melody Ranch, Lot 2-055 – tree removal: The owners requested approval to remove a tree on their property. The Board reviewed the details and found no issues with the request provided the homeowner has the correct plant count for the lot. Michael made a motion to approve the tree removal. Scott seconded the motion. The vote was all in favor.

   c. Dimitroff – 4425 Fallen Leaf, Lot 1-007 – deck: The homeowners submitted plans for a new deck installation. The ARC reviewed the plans and recommended approval. Brett made a motion to approve the deck construction as submitted. Michael seconded the motion. The vote was all in favor.

3) Executive Session – No executive session was requested or held.

4) Approval of August 27, 2026 Board meeting minutes
   Michael made a motion to approve the meeting minutes from 8/27/26. Scott seconded the motion. The vote was all in favor.

5) Report of Officer
   a. Secretary Treasurer
      1. Delinquent HOA Dues Report – Charley reviewed the current delinquent accounts. There are three homeowners with outstanding balances totaling $536.59. Charley will continue reaching out to these owners to secure payment.
      2. Financial Review – Brett reviewed the financials. Design review fees have already started reflecting the increased rates following the board's recent decision to double them.

   b. GTPM
      - **Violations:** Charley provided an update on recent violation notices sent to homeowners in September. The logged items predominantly involve garbage can placement violations, unauthorized street parking, yard maintenance upkeep, and trailers or campers parked in driveways. Charley noted she is available to discuss notices with homeowners as needed.

- **GTPM Report:** Charley and the board discussed ongoing property maintenance items, management tracking updates, and community common area upkeep.

6) Old Business
   a. MOU with Teton County and Pathways – Charley provided a brief update on the ongoing coordination regarding the Memorandum of Understanding with Teton County and Pathways. Discussions are continuing as planned.

7) New Business
   a. Ratification of Board Decisions –Matt made a motion to ratify the email approval granted since the last board meeting regarding the following property. Michael seconded the motion. The vote was all in favor.
      - Frye – 4195 Kestrel, Lot 1-153 – exterior color change: The homeowners requested an exterior color change. The ARC reviewed the color samples and found them to be in compliance with community guidelines. Brett seconded the motion to ratify the email approval. The vote was all in favor.
8) Other
   - The board members discussed adding something in the newsletter regarding signing up for email alerts and to post the information about street parking and the hazard in can cause to emergency vehicles getting to homes.
   - The board is welcoming Alex Bertles to the open board seat to fulfill Jonathan Robinson's remaining term. They want to make sure that Nancy Martino is thanked for volunteering.

9) Adjournment – 9:37 AM