

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Monday, April 18, 2016 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER: 5:09

Present:

Brett Kroger

Tina Korpi, GTPM

Bob Hammond

Demerie Northrop, GTPM

Jim Gute, by phone

Matt Ostdiek, Rendezvous Engineering

1) Approval of Minutes February 8, 2016

Brett moved to approve the minutes. Jim seconded the motion. All voted in favor

2) Financial review

a) Review Financials

Brett moved to accept the financials. Jim seconded the motion. All voted in favor

b) Delinquent Report

We have not received payments for the last two month as per the agreement made with the homeowner. GTPM will make one final call and then start the process to turn off water to the house.

**Homeowner made a payment on 4/19/16

3) Old Business:

a) Review with Matt from Rendezvous Engineering

In the last week there have been low pressure alarms every day as people are turning on water systems. Pump 4 has been delivered and will be installed on 4/19/16 at \$800 under budget. We will be switching to the higher water pumps soon due to increased water use (irrigation).

The heating fan and a light fixture was replaced by Delcon in the generator room.

A few power outages caused the lift station and grinder to stop a few times in March. They have to be restarted manually. This is nothing that needs to be repaired, but we could look at switching from electric to natural gas at some point.

To order a replacement pump, the cost would be around \$6,000 with a 4-week delivery time. There is nothing wrong with the one we have now, but if you wanted to have one on hand just in case, that would be the timeframe and cost.

There was an electric motor seal failure on the grinder last summer (after becoming submerged) which has disabled the alarm o that unit. It is running fine now, but the cost to replace the motor is \$11,500 with a 15-week delivery time. Jim thinks we

should purchase a new motor to have on hand. Matt will get more information on the service life of the grinder and replacement options and prices.

The water meter at Sage Meadows needs to be repaired by Sage Meadows. This will cost approximately \$2600. GTPM will send them a letter with the rules explaining this. This is a necessary repair as irrigation water use will need to be monitored and billed.

The HOA needs to get water meters on several areas of common area as well. The pipe size is unknown and will need to be determined. Bob will talk to Larry and see if the town will read the meters. If not, the radio read meters will be required for and additional cost.

The booster pump flow meter went out last month. This unit keeps track of the GPM flow and will cost \$2,000 to fix. This meter helps detect leaks and problems. Matt will look at the cost of new meter and send options via email for the board's consideration and approval.

All monthly testing is ok. The EPA sanitary survey found "no deficiencies." The EPA sampling plan has not produced results yet.

Once Pump 4 is replaced the water main and hydrants will be exercised. The manhole inspection and sewer jetting bids have been received. Brett moved to approve securing Val Kotter and Son's in the amount of \$32,125 to conduct the work contingent on the wording of the contract. Jim seconded the motion. All voted in favor. Matt will get references.

There are 7 missing curb stops. Matt will see if he can reach Bobby Robertson and see if he can use the ditch witch to locate them. If not, we will have to turn off the water main in those areas to find them.

- b) Update on speed signs/detectors from Larry
GTPM will send an email to Larry inquiring about this item.

4) New Business:

- a) Consultant Rankings

GTPM received packages from Jorgensen Engineering, Nelson Engineering, Rendezvous Engineering and Forsgren Engineering for the Wyoming Water Development Commission. The board discussed these packages and while they are all qualified to do the work each package is different. The board made its recommendation to the WWDC based on this dialogue.

- b) Landscaping damage from leak repairs

The question has come up as to who will pay for landscaping that was damaged during the course of curb stop and leak repairs. If leak repair was done on the homeowner side of the line, the homeowner will be responsible for landscape repairs. ISD will repair any damage if the leak was on the ISD side of the line or if there was

repairs to the curbstop itself. If both the curb stop was being repaired and a homeowner leak was detected, the cost of repairs will be split.

6) Adjournment 6:26