

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Friday, June 24, 2016 at 12:00 pm – Wells Fargo

MINUTES

CALL TO ORDER: 12:03

Present:

Brett Kroger

Bob Hammond

Rich Bloom

Demerie Northrop, GTPM

Matt Ostdiek, Rendezvous Engineering

1) Approval of Minutes May 9, 2016

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

2) Financial review

a) Review Financials

Tabled discussion of financials until the end of the budget period (6.30.16)

b) Delinquent Report

The board wants to make sure they are able to recover any costs associated with turning water on and off, in the event that becomes necessary. The board will look into creating a formal policy with regard to additional cost to the homeowner for this to happen.

3) Old Business:

a) Public Budget Approval

Brett moved to approve the 2016-2017 budget. Rich seconded the motion. All voted in favor.

b) Update from Rendezvous engineering

The irrigation system is triggering the low pressure alarms to go off in the evenings. Matt will visit with Wyoming Landscape and see if they can stagger the larger areas water schedule. Delcon is also looking at the pressure settings or somehow programming a delay setting so the alarm will trigger only if the pressure is low for a while. A spare module may be needed. Matt will find out about this possibility and the cost associated and report back to the board.

The sewer jetting is complete and a few pipe leaks are being repaired as are the sealing of 6 manholes throughout the HOA. There may be a problem with fences having been erected in the backyards of Filing 2-4 as the utilities run through the backyards. A 15' sag was found in the sewer main (which is half of the pipe) just

before the mailboxes at Melody Creek. We should plan on repairs to this pipe in the fall. In addition, there are a few parts of the sewer lines that are lined with concrete. It is recommended that a PVC liner be slipped in to help guard against corrosion and leaking. The sewer main was very blocked where the line crosses Flat Creek. The ISD will ask town if they can use their sewer jet one or two times per year to keep that area from clogging and backing up.

The sewer telemetry system in the lift station is acting up a bit and will need to be upgraded soon. A new system will monitor water levels and pump run times as well as save the data in perpetuity. The cost would be approximately \$5500 plus the cost of labor. We will discuss this upgrade at a future meeting.

The meter is out in the well supply line. To repair this would cost \$2,052 and to upgrade and replace it would cost \$3,400. The replacement MAG meter will provide data that will be needed for the Water Development Study. We will see if we can do a cost share with the Water Development Commission.

Booster 4 has been repaired and is running quietly and efficiently. The two smaller pumps will need to have repairs done to them as well. This is a good time for those repairs as they are not needed until after the irrigation season is over. This will cost about \$6,300 to rebuild.

We are still missing 6 curb stops. They have found the carbon steel bolts in the valves are corroding and deteriorating. Until these can be repaired we cannot exercise the valves or hydrants. It is possible that some funding may be available through the State Lands & Investment Board Funding Mineral Royalty Grant. The application process could cost \$6,000. Rich moved to authorize \$6,000 from the capital reserve account to have Matt put a grant application together for the Mineral Royalty Grant. Brett seconded the motion. All voted in favor.

The ISD will be paying for the meters for the HOA. Matt will get that going so the HOA can start paying for the irrigation they are using at Chickadee Circle, the entry and by the storage lot.

4) New Business:

a) Children At Play sign request on Palomino

The board would like to have GHTPM order Children at Play Sign to attach to the speed limit sign at the top of Palomino. In addition, GTPM will record where all speed bumps, speed limit and stop signs are located in response to several speed bump requests for Fallen Leaf and Balsam Lane.

b) Discuss replacement Director for Jim Gute

There are three homeowners that indicated an interest in the seat vacated by Jim Gute when he sold his home. The board would like to meet with each of the three candidates next Wednesday, June 29th. GTPM will set up these meetings with Chad

Driewer, Jim Miller and Lee Harris. Brett indicated he will not run again for his seat leaving another opening in the fall. Bob will rerun for his seat.

5) Adjournment 1:55

Next meeting dates:

Wednesday, June 29th at 5:00 to interview director candidates.

Tuesday, August 9, at Noon, regular board meeting.