

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Wednesday, January 25, 2017 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:01

Present:

Lee Harris, by phone

Jim Miller

Rich Bloom

Tina Korpi, GTPM

Demerie Northrop, GTPM

Rob Bacani, GTPM

Matt Ostdiek, Rendezvous Engineering

Absent:

Larry Pardee

Bob Hammond

1) Approval of Minutes December 6, 2016

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

2) Financial review

a) Review Financials

Rich requested that the line item of "special projects" under the umbrella of Rendezvous Engineering be broken down further to distribute this catch all account line item more accurately. Matt will break this down for Rob to redistribute on the financial statement. Otherwise, being halfway through the fiscal year, the ISD appears to be in good shape as it is ahead in tax collections and water income. Jim moved to accept the financial report. Lee seconded the motion. All voted in favor.

b) Delinquent Report

Demerie sent three certified letters to homeowners indicating the intent to have their water turned off if the water bill was not paid. Two of the three have paid their accounts. GTPM will call the third owner and advise of the ISD intent.

3) Old Business:

a) Update from Rendezvous Engineering

On January 19, 2017 the SLIB granted the ISD's grant request for emergency valve repairs. The state will match 50% of repairs up to \$75,000. The paperwork will be sent from the state at which point work can begin. Matt will submit bills to the state for reimbursement. He will have them coded separately to differentiate the grant bills from the regular engineering expenses.

There are 9 water service lines that need to be repaired based on the leak testing from the fall. Three homes that had repairs to the lines had a ¼” hole in the drain pipe which was leaking water. A leak was not found at the fourth home – it could have been a leak in the irrigation line that was detected. It will be checked once the sprinklers will be turned back on in the spring. The ISD will pay for the yard repairs for that home since it was a “false positive” test result. One owner requested that she be present for repairs, so that will be done in the coming week. One owner is having Fish Creek Excavation do the leak repair. The final owner cannot afford the repairs now. The ISD will have the repairs done and bill their account to be taken care of in payments.

The work requested by the EPA was started but due to current weather conditions, it will need to be put on hold until spring.

There were a few alarms in the lift station in the past few weeks as a result of the sub-zero temperatures. Some hair on the bottom of the float was causing the malfunction. These issues are fixed.

4) New Business:

a) Garbage Discussion

Jim got a proposal from Yellow Iron to do the entire HOA trash service. This would be at a cost of apx. \$9,000 per month (\$25/can). Another option is to have 4-yard dumpsters located in Melody to be emptied as needed at a cost of \$60/dumpster/time. Current homeowners would need to be weaned from their current situation. A survey may be in order inquiring if people would be interested in increased property taxes to pay for this ISD service, and if they would be willing to switch. GTPM will include information about this in the upcoming newsletter and Jim will discuss it on the NextDoor app.

b) Silver Star into Melody

Bob has been working through this issue. He spoke with someone from Silver Star who indicated Silver Star was not interested in private accounts – they want to concentrate on business accounts. The cost to bring the cables into Melody Ranch would be over a million dollars and homeowners would need to get the line from the street to their homes. This process is cost prohibitive so Bob is checking other options.

c) HOA Annual Meeting

Bob will represent the ISD at the annual meeting to give a summary of ISD projects and happenings as well as answer questions from homeowners about roads, water and sewer operations.

d) Snow

There have been a couple homeowners who have expressed concerns to GTPM about the upcoming snow melt. They are concerned that their homes will be flooded from

the snow especially given that the plows are pushing more snow onto the corners of their lots (located at the intersection). The spring normally brings a spring run off in this area anyway as these homes were built below the crown of the road and do not have positive drainage away from their homes. They were constructed without the recommended swales. The subdivision was intentionally designed without a storm water collection system which is why positive drainage and swales were so important in the development of each home on the individual lots. There is very little the ISD can do to fix this problem for these homeowners. GTPM will talk to Wyoming Landscape and see if the snow can be pushed somewhere else, however, in looking at the subdivision, and throughout Teton County, everyone is dealing with large piles of snow. In the spring the ISD will have Matt look at the roads with regard to any flooding/puddling and see if something can be done to address this type of issue in the future.

5) Adjournment 1:20