

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Tuesday, June 13, 2017 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:06

Present:

Bob Hammond

Larry Pardee

Rich Bloom

Lee Harris

Drew Hayes, GTPM

Demerie Northrop, GTPM

Rob Bacani, GTPM

Matt Ostdiek, Rendezvous Engineering

Absent:

Jim Miller

1) Approval of Minutes May 9, 2017

Rich moved to approve the minutes with a small edit. Larry seconded the motion. All voted in favor.

2) Financial review

a) 2017-2018 Budget Approval

The board reviewed the budget that was submitted to the state as well as the "internal" budget as was presented at the last meeting. Rich moved to approve the Fiscal Year 2017-2018 Budget. Lee seconded the motion. All voted in favor.

b) Review Financials

Rich would like to be sure that the 2016-2017 budget captures all outstanding invoices from Rendezvous to try and have it as accurate as possible. Rob will email the fiscal year-end financials to the board once it is complete.

Rich moved to accept the financial report. Lee seconded the motion. All voted in favor.

c) Delinquent Report

There are no action items on the delinquent report at this time.

3) Old Business:

a) Update from Rendezvous Engineering

Water System

1) Water Service Repairs remaining:

- Josh Robinson – 4154 Mustang Drive

- Eric Davis / 4245 Polo Pony Rd

The ground water levels are now too high and irrigation systems have been turned on making it much more challenging to do the leak repairs on these homes. At this point we will need to wait until the fall to get it done. The leaks were reverified for the homeowners and they will be charged for this additional testing. Mr. Robinson has been given many opportunities over the last 9 months to repair the leak in his line providing time and financing options. He will be given until November 1st 2017 to have this done once and for all. If he does not complete his repairs by that time, the ISD will have it done at his expense and he will be back-charged for the water lost in his leak at the rate of \$150/month dating back to the date he was first notified of his leak. The ISD will also look into the possibility of turning off his water for non-compliance.

2) EPA 2017 Water Sample Testing

- Lead and Copper 10 Houses will be tested between June-September. Letters will be sent to those homeowners shortly.
- 2016 Consumer Confidence Report – Completed it is posted on the Melody Ranch website with the arsenic levels included.

3) Water System Maintenance

- Flush fire hydrants / Exercise water main valves. There is concern about doing this work before the valves are repaired as we don't want to cause an emergency situation by putting undue stress on the systems.

4) Wyoming State Lands and Investment Board – Water Valve Repair Mineral Royalty Grant

- Contract Completion Dates:
 - Phase 1 Substantial Completion: 9/30/17
 - Substantial Completion: 10/14/2017
 - Final completion: 10/31/2017
- Bid Date: 6/9/2017 Only One Bidder – MD Landscaping and Nursery, Driggs, Idaho
High prices due to high groundwater, lots of risks.
- Recommendation: Reject Bid and keep pricing confidential. Rebid project in December or January. Repair valves in March-May 2018. After second bid, consider time and materials contract if bids are too high.
Lee moved to reject the bids and put it back out for bid in January to try and capture more contractors that may have more availability during a different time of year. Rich seconded the motion. All voted in favor.

5) Wyoming Water Development Commission Study – Nelson Engineering

Nelson is finishing their report which is due June 30th. The recommendation is to add a third well which then the ISD can apply to the WWDC next cycle for assistance. An email from the engineer states:

“We are working now to finish the report. A draft will be delivered to WWDC and MRISD for review about June 30. After the board and WWDC have had opportunity to digest, we’ll set a meeting to present/discuss findings (early July). MRISD and other comments will be incorporated into a final report, issued at the end of July.” “We are recommending construction of a third municipal supply well; VFDs (variable frequency drive) on the booster pumps; and a few other improvements.”

Sewer System

6) Sewer System Maintenance

- Manhole Inspections (for infiltration) will be done now that the water levels are so high.

7) Sewer Lift Station

- Electrical power issue. One pump off (fault), grinder not running....But no alarm.

8) Melody Creek Sewer Main Sag Repair

- Under landscaping at approach to South Park Loop Road.
- Trees at that sewer sag. the first group of trees sits right on the sagging section
1 (ea) 10” aspen, 1 (ea) 8” fir 1 (ea) 18” aspen (triple approx. 40’ high) big aspen, 30 - 40 (ea) 1-4” poplar

It may be more cost effective to jet the line more frequently than to do repairs which would involve removing the above noted trees which would be an expensive repair.

4) New Business:

5) Adjournment 12:54