

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, May 2, 2018 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:02

Present:

Bob Hammond

Lee Harris

Rich Bloom

Jim Miller

Tina Korpi, GTPM

Demerie Northrop, GTPM

Matt Ostdiek, Rendezvous Engineering

1) Approval of Minutes, January 24, 2018

Rich moved to approve the previous meeting minutes. Jim seconded the motion. All voted in favor.

2) Financial review

a) Review Financials

The ISD has collected \$123,431 so far this fiscal year which is on track with the budget. Expenses are also tracking with the budget with the exception of the system maintenance. The work on the grinder pushed that line item over budget.

b) 2018-2019 Budget

The main line items on the proposed budget remain the same for the 2018-2019 budget. The board would like to have the \$330,000 phase 2 valve repair loan shown on the budget since it will be completed next fiscal year. The remaining loan is for work that will not be completed next fiscal year so payments on the loan will not be due. The three loans will require the ISD to collect more funds through property taxes and/or user fees. This amount will be estimated at \$100 for each lot annually for the next twenty years assuming 25% loan forgiveness. Further, the board would propose an increase in water usage fees from \$1.40/1,000 gallons to \$1.50/1,000 gallons to compensate for increases in operating expenses. For the purpose of transparency, a letter will be sent to all owners explaining the need and use of the loan and the expense that will be shared by each lot equally. Matt from Rendezvous will create a cover letter simplifying the numbers for the board to review and edit before GTPM sends it to all owners.

The board will call a meeting of owners per their bylaws not later than 5 days after the third Thursday in July which will be published in the newspaper a week prior to

the meeting in accordance with the ISD Rules and Regulations. The budget shall be adopted as the budget for the District upon affirmative vote of a majority of Directors. This meeting has been scheduled for June 5, 2018 at 5:00

3) Old Business:

a) Update from Rendezvous Engineering

1) Water Valve Repair Project

- Road patching and lawn restoration work remaining. GTPM is receiving calls and emails from owners looking for dates of repair. Westwood Curtis will be tasked with managing the sub contractor to do this work.
- Spent to Date: Approx \$120,000 . Grant used \$53,390.86 of \$75,000. The remaining amount will be used for the “clean up” of roads and yards.
- Engineering Budgeted Max out at 20%, \$15,000

- 2) State Lands and Investment Board. Cheyenne 02/01/2018 meeting. Approved \$330,000 Drinking Water-State Revolving Loan, 20-year Term, 2.5% interest. Completed Part 2 of the loan application, significant list of questions and additional information to resolve. Due by May 10, 2018. Rob from GTPM and Matt are working to get the additional information gathered. The board will approve these minutes to be included as documentation of the increase in property taxes to support the loan payment.

Need to start effort to request loan extension to cover WWDC project the “match money”. Application material due by 5/21/2018 to be considered at 8/9/2018 SLIB meeting.

- 3) Wind River Townhomes – Irrigation Service, cracked backflow preventers, no meter. Sage Meadows purchased their own meter last year to monitor water use and the board would ask that the Townhomes do the same. The ISD owns the line to the curb stop.
- 4) Exercise water vales and curbstops & Fire Hydrant / water main flushing
Matt has been nervous to do this since there are so many issues with the valves. He is concerned about any unintended consequence from exercising them. Since most of the issues are located on the east side of the creek, the board would propose that the west side be exercised this year and the east side the following year and continue that rotation.

Sewer System

5) Sewer Lift Station Grinder Repairs

- Grinder rebuilt again, reinstalled and running, no problems.
- New pumps delivered, Macys to install end of this week or next.

6) Melody Creek Road Sewer Main Sag Repair

- Under landscaping at approach to South Park Loop Road. (Fall or Spring)

- Coordinating with Westwood regarding budget and schedule
- Work is outside the water valve repair project.

b) Update re. SLIB requests

4) New Business:

a) Street Sign Replacement

There are 15 signs throughout Melody Ranch that need to be replaced due to them being missing or in bad condition. The cost is about \$900 for this project. GTPM will get them ordered and installed.

b) Upcoming Election

~Jim, Larry and Rich have expiring terms. Rich and Jim wish to rerun for their seats, but Larry confirmed via email following the meeting that he was too busy to continue with his involvement with the ISD. GTPM will follow the election rules with regard to noticing, publishing and deadlines.

5) Adjournment 1:50