

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, April 29, 2014 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER:

Present:

Brett Kroger

Rich Bloom

Bob Hammond

Tina Korpi, GTPM

Absent:

Larry Pardee

Jim Gute

1) Homeowners & Guest Time – None

2) Approval of Minutes Tuesday, March 11, 2014

Subsequent to the last meeting there were some additional conversations and approvals sent via email concerning the transition. This information will be highlighted below under “Old Business, Dave Larson/Developer transition issues”.

Rich moved to approve the minutes. Bob seconded. All voted to approve

3) Financial review

a) 2014-2015 Annual Budget

The board reviewed the financials and budget. There was discussion about increasing snow removal slightly to account for excess plowing that we may need to do next winter. There was also a conversation about the engineering costs and system maintenance line items and producing a balanced budget. Rich moves to approve budget with the discussed changes. Bob seconded. All voted in favor.

Budget needs to be submitted to the state by June 1. We need to notify the public about an open meeting to discuss the budget which will need to be advertised in the newspaper one week in advance.

4) Old Business:

a) Request for Proposal (RFP) System Operator

The RFP does not have to be advertised as long as the cost is between \$25,000 and \$75,000. We will get the process started right away to find licensed people to bid on the system by June 2, 2014.

b) Dave Larson/Developer transition issues

With three of five ISD board members weighing in via email (Brett, Jim and Rich) as affirmative – Paul was released to convey the acceptance of the offer to Dave Larson.

ISD would reimburse the developer \$13,987.29 for the Jorgensen operational invoices August 2, 2013 through February 3, 2014. Also the ISD would reimburse the developer

\$14,310.95 for our “share” of the street valve and hydrant repairs based on this counter offer from Dave below. An ISD check for a total of \$28,298.24 to Melody Ranch Development, Inc. to be held by Paul until the following terms are also accomplished in the next days or weeks:

“acceptance of Dave’s offer be contingent upon granting of the third-well easement, assignment of the developer’s reserved rights, granting/assignment of all other easements for the water and sewer system that we’ve been working on over the last couple years, and complete transfer of the system and execution of all other related documents related thereto.”

The HOA likewise would issue a check for \$57,371.61 to Melody Ranch Development, Inc. as reimbursement for their portion of the Jorgenson operational bills – January 2012 through July 1, 2013 to be held by Paul until the contingencies are met.

5) New Business:

a) Roads – crack, sealing and repair

Hunt Construction looked around to estimate the repairs to the roads. \$4,110 for asphalt patching and \$4,400 to seal cracks. This includes the areas around the speed bumps, adding gravel near the walkway by the Melody Ranch Drive bike path and to fix where the road is crumbling on the edge in the road lot.

Want to have small amount of pavement removed from entry of sled hill on Balsam Lane.

b) Rock movement to the road’s edge

The rocks keep getting pushed back over the years and need to be placed back to the side of the road to keep people from cutting across the grass, cutting corners and the road degrading.

c) Tree/shrub trimming process on road lots

GTPM will do a drive through inspecting the trees and shrubs that may be overgrown and need to be trimmed back. GTPM will send a letter to those homeowners giving them a couple weeks to trim back or we will have it done for them. GTPM will send a draft of the letter to ISD for approval to include the chance to meet with the homeowner and discuss what needs to be done.

d) Damaged property from repairs on street valves (Lot 2-109)

There was damage to this yard when the street vales were repaired last fall. Have Wyoming Landscape fix the damage and make the homeowner whole.

e) Leak Testing by Dave Anderson – May 19-20 4:00 pm

Since we have no baseline, we are going to all homes this time around. We will get the information from Dave so we can properly notify people about the water testing.

6) Adjournment - 5:53

Next Meeting will be Thursday, June 12, 2014 at 5:00 in Wells Fargo