

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, June 26, 2014 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER: 5:10

Present:

Brett Kroger, at 5:40

Rich Bloom

Larry Pardee

Bob Hammond, by phone for 1st half of meeting

Tina Korpi, GTPM

Demerie Northrop, GTPM

Absent:

Jim Gute

1) Homeowners & Guest Time – None

2) Approval of Minutes Tuesday, April 29, 2014

Bob moved to approve the minutes. Larry seconded the motion. All voted in favor

3) Financial review

a) Approval of 2014-2015 Annual Budget

Bob moved to approve the budget, as presented. Larry seconded the motion. All voted in favor.

4) Old Business:

a) RFP System Operator Interviews

Bob is familiar with Rendezvous Engineering and reported that they are respected in their field. He did clarify that a Level 2 license is not required for the scope of work Melody Ranch needs, that a Level 1 is sufficient. Rich reported that Jim Gute also spoke highly of Rendezvous but does like that Jorgensen is already up to speed and can create a seamless transition. Rich suggested that we contact the references listed for Rendezvous Engineering. Larry stated that both Jorgensen and Rendezvous have positive and negative aspects. He wants to be sure that we establish clear expectations of whatever operator is chosen with a standard to be set and followed from day one.

Matt Ostdiek and Bob Ablondi from Rendezvous introduced themselves to the ISD and discussed their backgrounds and reviewed their resumes. The ISD asked questions and discussed the importance of having a maintenance program and upkeep the system. There will be a substantial amount of “front end” work to be done to exercise valves, hydrants etc in an effort to create a regular maintenance schedule and be more pro-active. They will submit a more comprehensive proposal

based on their discussion with the ISD and the O&M manual. We will expect this by July 11th, 2014.

The board wants to interview Jorgenson Engineering on July 9 at 5pm before making a selection.

b) Developer transition issues

Everything has now been transferred from the developer to Melody Ranch. It is to be recorded as of today, and money has been transferred from the HOA to the ISD to convey the roads, water and sewer systems in their entirety.

c) Leak Testing Review

Approximately half of the subdivision had the leak testing done in May. Dave Anderson came up from Colorado and tested Melody Ranch over the course of two evenings. He did not charge for any expenses, as he was already scheduled to come up and work in Jackson. His bill was \$1,000. He detected 11 possible leak noises. We will need to follow up with Mr. Anderson to ascertain what the next step should be in the process. He was unable to find out exactly as many of the curb stops were not located or were inaccessible. He would prefer to do the testing side-by-side with the water operator of the system and have access to the curb stops and house shut off valves. If a leak is detected then local contractors would need to be hired to dig up and repair the leak.

**In an email received from the expert, he indicated that in order to move forward, it will be necessary to have access to the curb stop and main shutoff in the house to pinpoint where the leaks are. His daily fee is \$1,000 plus expenses (including lodging, meals and mileage at .75/mile) for a 3-day minimum.

5) New Business:

a) Road repairs on Melody Ranch Drive

A homeowner has expressed concerns about the lack of drainage at the first speed bump on Melody Ranch Drive. The repeated build-up of water in this area is degrading the road in this area. GTPM will request estimates to make the necessary repairs.

b) Ground Water Pumping

Jorgensen was able to locate several homes that have their sump pumps connected to discharge into the sewer system. Two homeowners have been sent letters as per email direction from the ISD board advising them they would be subject to fees and costs associated with locating the illegal pumping and directing them to stop immediately. Brett moved to assess a \$250 fine to homeowners violating the ground water pumping rules plus the cost of discovery to begin January 1, 2015. Rich seconded the motion and all voted in favor. GTPM will include language in the July newsletter to address this issue on a general scale advising of the policy and the penalty for pumping ground water into the sewer system.

6) Adjournment 6:40