

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, March 11, 2014 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER: 5:07

Present:

Larry Pardee

Tina Korpi, GTPM

Brett Kroger

Rich Bloom

Jim Gute

Bob Hammond

1) Homeowners & Guest Time –

None

2) Approval of Minutes Tuesday, January 28, 2014

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

3) Financial review

There are a few minor corrections. Brett moved to approve with those changes. Larry seconded the motion. All voted in favor

Need to have budget turned in by June 1 – next meeting the budget will need to be discussed.

4) Old Business:

a) RFP System Operator

We will need to advertise for a new water systems operator once the transfer is complete. Larry will review the existing RFP following spring break.

GTPM will review the process of how to advertise this.

5) New Business

a) Snow Removal

GTPM will visit with Wyoming Landscape about snow storage plans and plowing more efficiently next year. The plowing following the big, heavy, wet snow received last month resulted in many phone calls specifically about the hump left at the end of driveways. Tina has visited with Nick at Wyoming Landscape who has offered clean up the ends of the driveways at a rate of \$65/hour. Rich suggested that we increase the budget slightly to make room for that additional expense next winter – not to plow driveway ends after every storm, but rather following big, heavy snowstorms. GTPM will try to help manage homeowners' expectations.

b) No U-turn sign requested by mailboxes on Melody Ranch

A homeowner is asking to have a “no u-turn sign” put up by the mailbox island at the entrance of Melody Ranch Drive. Is it a convenience issue or is there a safety concern? Board will table this issue without having additional information at this time.

c) Request to have Westbank Sanitation pick up trash later in the morning

GTPM has been notified that Westbank Sanitation was picking up trash at the same time as the morning school bus pick up. This created problems because buses were having to back up to accommodate the trash trucks. GTPM called Westbank and they agreed to push back the garbage collection by a few minutes to avoid congestion in the morning with the school bus.

d) Jorgensen/water review

e) Grading and drainage issues

Linda Goralski sent a letter concerning the flooding in her garage/crawl space. She had issues with her sump pump and has bills. She is looking to be reimbursed 50% of the amount she had to pay. GTPM obtained the list of hydrants that were flushed and when this was done and found that there were no hydrants flushed anywhere near her house. The Melody Ranch Design Guidelines requires houses to have positive drainage away from the house. The timing of the hydrant flushing coincided with the large amount of melting, snow and rain and then freezing in Melody Ranch – there was flooding and refreezing everywhere. The grading of the house may have been done incorrectly, but it does not appear that there is any contributing factor the ISD is responsible for in this instance and does not feel responsible to reimburse her. Going forward we will look at the general drainage and grading issues in this area.

f) Dave Larson/Developer transition issues

Rich reported that Paul D’Amours has been working with Dave Larson. The developer is now asking for the ISD to pay for the full amount of the repair costs, even though it was under the control of the developer. This is contrary to the original agreement through email where this cost was to be split. There is wear and tear as well as some “vandalism” that needed to be fixed. The proper maintenance was not done – there was neglect on the part of the developer, the board does not feel they should be responsible for the entire amount. Paul will remind Dave of the settlement deal that had been previously reached.

g) Other Issue:

Where the pathway and road bed meet, the water is eroding the pavement near Palomino. There is water there now, so we may need to take a look at it and assess if we need to do any repaving in the spring.

6) Adjournment 6:14

Next meeting will be on Tuesday, April 29, 2014 at 5:00 to review the new budget.