

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Monday, November 24, 2014 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER: 5:08

Present:

Brett Kroger

Bob Hammond

Larry Pardee

Tina Korpi, GTPM

Demerie Northrop, GTPM

Absent:

Jim Gute

Larry Pardee

Guests: Bob Ablondi and Matt Ostdiek, Rendezvous Engineering

1) Approval of Minutes July 24, 2014 and September 23, 2014

Rich moved to approve the meeting minutes with a correction to the July meeting date.

Bob seconded the motion. All voted in favor.

2) Financial review

Rich would like the monthly budget numbers for tax revenues to be reflected according to last year's collection.

Everything will be switched over to the TOPS accounting system on January 1; the water will be billed by the ISD and mailed directly to the homeowners. This billing will be separate from the HOA dues billing statements.

Rich moved to approve the financial statement, Bob seconded the motion. All voted in favor.

3) Old Business:

a) Review with Matt from Rendezvous Engineering

Matt offered a worksheet at the meeting with a summary of the items they have worked on and discovered since taking over the water and sewer operations. They have conducted daily visits to Melody Ranch and have been trying to get as much information and background from Jorgensen to ease the transition. It would appear that the fire hydrants have not been exercised for several years. Additionally, there are some concerns about well #2 which is running faster than the other wells. Matt is trying to work with Weber Drilling to see if they can troubleshoot this problem. This may account for an increase in the chlorination coming from that well. The smaller pumps are now turned on for the winter season – if there is a need it will automatically switch to the larger pumps, but there shouldn't be a need for that until people start irrigating their yards. One of the smaller pumps is slow to respond which may indicate that it is starting to fail.

The sewer system/grinder is doing a good job. Rendezvous would like a clear policy for water and sewer connections on new construction. The board asked them to propose a draft policy and testing standards for the February ISD board meeting. The pumps have not been serviced since 2008. They are 20 years old and at the end of their useful life cycle. If they are all replaced there are options to add more reporting capabilities. The board asked them for a proposal for replacement with a focus at life cycle costs for the February meeting.

b) ISD Election Results

Jim, Rich and Larry all retained their seats on the ISD.

4) New Business:

a) Street Sign Vandalism

There have been a group of boys that get off the school bus and jump off the rock on the corner of Palomino and Melody Ranch Drive. They have knocked down the sign there several times and it has gone missing. The sign has been replaced. GTPM will have the rock moved in the spring.

b) Fire Hydrant Damage in Glory View

The board discussed the fire hydrant that was hit and damaged and would like any bills that are submitted for the repairs to be forwarded to the man who ran into the hydrant, as he was liable for backing up into the hydrant.

c) Capital Reserve Study Results

The ISD has more assets and responsibilities than the HOA. This study can be modified for the next 7 months, so if there are some pumps replaced, the study can be amended to reflect that.

d) Street Valve Failure/Repair on Chickadee

This has been fixed; however, it is possible that we may encounter more failures on other valves as they age. The board asked our engineers to investigate and determine whether next summer we should start a replacement program in the area where we have had three failures due to accelerated corrosion of bolts.

e) Water payment split

Since the ISD will begin billing for water separately from the HOA billing, they would like to encourage homeowners to receive the statements electronically. Beginning July 1, 2015 they ISD will add a \$1.00 surcharge to all statements that are mailed. GTPM will prepare a letter explaining the new separate payment system to start for the January usage covering the charge for paper statements as of July 1, 2015.

Bob would like to explore levelized billing. Homeowners will be required to make two separate payments

5) Adjournment 6:27