

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Wednesday, April 22, 2015 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER: 5:07

Present:

Brett Kroger

Tina Korpi, GTPM

Bob Hammond

Demerie Northrop, GTPM

Larry Pardee

Rich Bloom

Matt Ostdiek, Rendezvous Engineering

Jim Gute, by phone

1) Approval of Minutes February 10, 2015

Rich moved to approve the meeting minutes from February 10, 2015. Brett seconded the motion. All voted in favor with Jim abstaining.

2) Financial review

GTPM distributed the Financial Statements and Accountant's Review report that was done by Thompson Palmer. Rich had a few concerns that enough depreciation was not reported. Tina informed the ISD that she is aware of other HOA's that are not allowed to depreciate their assets, but GTPM can ask the accountant how these assets need to be accounted for on a balance sheet, how fast are they depreciating and what are we worth. The current financials would show that the ISD is "cash poor" – they collect property taxes twice a year and winter water income is very minimal. In addition, the budget for the engineer is \$50,000 and the contract with Rendezvous is \$90,000.

3) Old Business:

a) Review with Matt from Rendezvous Engineering

There were 5 emergency calls from February 16 until April 21, 2015. The water pump station shut down on April 16th which was the only emergency that directly affected homeowners. The water pressure was low to non-existent throughout Melody Ranch. The cause was an old depleted backup battery which has been ordered and purchased to prevent this from reoccurring.

Within the water system, it is necessary to purchase a pump to repair the low flow of water through well #1. The purchase of well pump #1 was approved at the last meeting.

There was a lot of grease build up within the sewer system. Macy's was called to inspect and clean up the lift station. GTPM will include an article in the upcoming newsletter about keeping the sewer lines "fat free."

Matt received a second estimate to repair booster pump #4 for a third of the price originally quoted. Rich moved that Rendezvous Engineering engage Sabol and Rice out of Salt Lake City to make the necessary pump repairs. Brett seconded the motion. All voted in favor.

The ISD discussed leak testing. In the past there were 11 homeowners who had leaks detected on the customer end of the curb stops. The same company will be back in town in May and we will coordinate with him to retest those homes with the water inside their homes turned off and encourage the homeowners to have those leaks repaired. Rich moved to engage Utility Technical Services to retest the leaks. Brett seconded the motion. All voted in favor. The ISD would like to have the entire neighborhood leak tested. The fall is a better time to have this done, when water levels are at their lowest, especially with the plastic pipes that run through Melody Ranch.

Matt will conduct some soil testing to see if the soil in Melody Ranch is contributing to the corroding water valves (similar to what happened at Chickadee Circle last fall). He will also check to see what, if any valves/bolts need to be replaced. Rich moved to pothole a few areas to get soil samples to check for corrosion. Bob seconded the motion. All voted in favor.

The sewer lines need to be jetted and inspected to see what is in the lines. It has never been done before. It should cost just under \$50,000 for the entire process. Bob moved to use reserve funds to have this done in its entirety this summer. Rich seconded the motion. All voted in favor.

4) New Business:

a) Begin review of 2015-2016 ISD Budget

Considering the engineering proposal is \$40,000 above the current budget, it would appear that the ISD will need to increase fees for both property taxes as well as water usage.

b) Road work

a. Sweeping bid

South Park Landscaping will sweep the roads. Rich moved to spend \$2,600 for street sweeping. Brett seconded the motion. All voted in favor.

b. Paint speed bumps

Historically, this has cost around \$1,500 to be done. Rich moved to spend no more than \$2,000 to repaint the speed bumps. Brett seconded the motion. All voted in favor.

~GTPM will also reach out to Parks and Rec as the pathways need gravel and some need to be painted.

c) Election of Officers

Jim moved to elect Bob as President, Rich as Vice President, Larry as Secretary and Brett as Treasurer. Brett seconded the motion. All voted in favor.

5) Adjournment 6:59

~ Next Meeting will be May 20th at 5:00 this will be a budget meeting.