

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Wednesday, July 17, 2013 at 12:00 pm – Wells Fargo

Minutes

CALL TO ORDER: 12:04

Present:

Larry Pardee

Tina Korpi, GTPM

Brett Kroger

Demerie Northrop, GTPM

Bob Hammond

Rob Bacani, GTPM

Rich Bloom

Jim Gute

1) Homeowners & Guest Time –

None

2) Approval of Wednesday, June 26, 2013 Minutes

There is one minor grammatical change. Rich moved to approve the minutes with that correction. Brett seconded the motion. All voted in favor.

3) Old Business:

a) ISD Budget Work

The HOA voted at their last board meeting to transfer responsibility of the roads, water and sewer to the ISD. The HOA also voted to transfer collected funds from water fees to the ISD starting July 1, 2013.

We will begin to meter the RV lot, Chickadee Circle and the area on Melody Ranch Drive and charge a usage fee.

Brett moved to approve the budget. Rich seconded the motion. All voted in favor.

4) New Business

~Rich moved to maintain the \$1.30/1,000 gallons of water for all owners. This will also apply as of July 1 to Sage Meadows and the two County parcels who have been charged \$1.72 per 1,000 gallons since they now will be paying ISD property taxes as of July 1. This will also apply to the HOA taps once metering is put in place and for the Town

Homes tap for their common space once that is metered. Brett seconded the motion. All voted in favor.

~Rich moved to accept financial responsibilities and management of water, sewer and roads and accept water income effective July 1, 2013. Brett seconded the motion. All voted in favor.

~Rich moved to direct legal staff to have the developer fix street valves and hydrants and turn it over as soon as possible. Brett seconded the motion. All voted in favor.

A discussion occurred on the best method to establish the portion of HOA reserves that should track with the water, sewer and roads when the physical assets are transferred. The ISD is inclined to request \$450k leaving the HOA with \$150k in reserves remaining after paying accrued Jorgenson Engineering charges. It was noted that the HOA has already transferred \$50k to “front load” the ISD plus another \$50k when the sewer grinder contract was transferred from the HOA to the ISD.

~Brett will meet with the HOA treasurer Nancy Hoffman to see if they can come to an agreement and get back to their respective boards.

~In the August 1st mailing, we will need to send homeowners notice about the new fees.

~RFP for winter road plowing needs to be advertised in the newspaper for 2 weeks.

5) Adjournment 1:34 pm

Next meeting will be September 9th at 5:00 at Wells Fargo.