

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Wednesday, June 17, 2015 at 5:00 pm – Wells Fargo

**MINUTES**

**CALL TO ORDER: 5:05**

Present:

Brett Kroger

Matt Ostdiek, Rendezvous Engineering

Bob Hammond

Demerie Northrop, GTPM

Rich Bloom

Jim Gute, by phone

**1) Approval of Minutes May 20, 2015**

Rich moved to approve the minutes. Brett seconded the motion. All voted in favor with Rich and Jim abstaining from approval of the core minutes but approving the addition of email minutes.

**2) Financial review**

**a) Hearing for 2015-2016 Budget**

This is a meeting that was properly advertised in the newspaper and open to the public to discuss the 2015-2016 ISD budget. There were no homeowners or guests in attendance.

GTPM will communicate the changes to the ISD income in the upcoming newsletter

**b) Review 2015 Financials**

Rich moved to approve the financials. Brett seconded the motion. All voted in favor. The board would like to have a more thoughtful breakdown of money spent directly for roads, sewer systems and water. Matt from Rendezvous will create more detail and breakdown from the engineering perspective.

**c) Delinquent Accounts**

GTPM will send the HOA delinquent letters to Rich to review along with the policy for the ISD collections to create a letter to send to homeowners. There are 22 homeowners on the delinquent list – all but three of those have never made a payment. GTPM will check in with those homeowners to make sure they are receiving their statements.

**3) Old Business:**

**a) Review with Matt from Rendezvous Engineering**

Matt reviewed the current report from Rendezvous Engineering.

There were a few emergency responses since the last meeting. On May 21, 2015 we lost PLC programming on one of the pumps and had to operate it manually until the system could be reloaded.

Concerning the Supply Wells there has been an issue with Well #1 not operating well. While it may likely be a check valve issue, the board would still like to have a new pump ordered to have on hand in case the pump fails. Matt explained the warrantee on the pump begins when the pump is delivered, the board felt it is more important to have one on hand with no warrantee than go a week or so without a pump.

There are no major issues with the sewer system.

The EPA Consumer Confidence Report is due on July 1, 2015. Rendezvous is working on getting that completed and filed.

Rendezvous will be ordering new signs for the pump houses as the current ones are fading. They are putting together an order to get everything at once.

Booster Pump #4 has been tuned up and the settings have been adjusted. A new heat exchanger was ordered for Pump #4.

As a follow up to the leak testing that was done in May. Almost all of the leaks were on the homeowner's side of the curb stop. GTPM will check and see if we can get a copy of the letter the town sends homeowners under the same circumstances.

Homeowners will need to be notified of the problem and given a timeline in which to conduct repairs. The ISD is responsible for the curb stops.

The sewer jetting and TV inspection is pending as the manholes need to be labeled and inspected prior to the work being done.

The ISD would like to get meters on several areas within Melody Ranch HOA – Chickadee Park, the grass in front of the RV storage area and the entry to Melody Ranch Drive. ISD will buy the meters but the HOA will need to pay for usage. After conducting the soil samples in several areas in east Melody Ranch, it was determined that Chickadee Park had very corrosive soil (more so than the other test areas). As such, the valves and water fittings will need to be stainless steel with high nickel content.

**b) Update on speed signs**

Bob made a map of where he would like the speed detectors placed. Larry had received permission to use the town's boxes. We will need to check with him and see who will be responsible for the installation and data documentation.

**4) New Business:**

**5) Adjournment at 5:58**

**Next meeting will be Tuesday, August 11, 2015 at 5:00 in Wells Fargo**