

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, March 5, 2013 at 5:00 pm – Wells Fargo

MINUTES

CALL TO ORDER -- 5:00

Present:

Larry Pardee

Jim Gute

Brett Kroger

Bob Hammond

Rich Bloom

Nicole Krieger, Attorney for ISD

Tina Korpi, GTPM

1) Homeowners & Guest Time –

None

2) Approval of December 5, 2012 Minutes

Moved to approve, Rich Bloom

Seconded, Jim Gute

All in favor

3) Approval of January 29, 2013 Minutes

Tabled the approval of these minutes until the next meeting

4) Old Business:

a) Review Rules & Regulations

In the determination of water line ownership, Rich Bloom moved the homeowners will have ownership from the curb stop (for water) and right-of-way (for sewer) to the house and the ISD will be responsible from the water main to the curb stop – unless there is liability on behalf of the homeowner. Seconded by Brett Kroger. All voted in favor.

Glory View, Sage Meadows and the Townhomes each need to be addressed separately in the rules and regulations as they are each unique. The ownership issues will need to be clarified.

Public Works and Safety standards language need to be established. The state standards seem to be sufficient.

b) Insurance discussion

Liability insurance pool. Need a signed copy of the bylaws and rules and regs to complete the application and get a quote. Tina stated once we have those from Nicole we can complete the application and can expect an answer/quote within about one week. Nicole will give the signed documents to Tina this week. The board directed Tina to go ahead with the completion of documents and submit for quote.

c) RFP (Request for Proposal)

The board discussed the current operator of the sewer and water systems and decided they will have candidates reapply. Larry has a template the ISD can use and will send it out.

5) New Business

Sean O'Malley sent a memo from the county stating a 3rd well was not needed. As long as both wells are functioning, Melody would not have an issue. However, if one well went out, there would be a problem with having enough water within Melody Ranch. An appeal the decision to the county must be done within 30 days based on the information and data that has already been collected. The HOA board and ISD board will discuss. The ISD board also discussed the possibility of purchasing an extra pump and various other items to keep on hand so that if a maintenance issue did arise, the ISD would have parts available to swap out while repairs are being made.

Larry will come up with a cost analysis for an extra pump.

For the next meeting we can work on the RFP internally. GTPM will get insurance application submitted. The ISD board is hoping to get language from Nicole for the rules and regs to approve at the next meeting. The HOA will transfer the sewer and water to the ISD very quickly after it is given to them from developer. Rich will revisit his notes from the assessor regarding the property tax timeline.

6) Adjournment

Next meeting will be held April 23, 2013 at 5:00 at Wells Fargo