

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Monday, October 21, 2013 at 5:00 pm – Wells Fargo

**Minutes**

**CALL TO ORDER: 5:00**

Present:

Brett Kroger

Tina Korpi, GTPM

Rich Bloom

Jim Gute

Bob Hammond

Larry Pardee

**1) Homeowners & Guest Time –**

None

**2) Approval of Minutes September 9, 2013**

Rich moved to approve minutes. Brett seconded the motion. All voted to approve. Bob abstained.

**3) Financial review**

Want to cross reference the Nelson bills with the contract. Show unresolved Jorgenson bills since July.

Jim moved to accept the financials. Brett seconded. All voted in favor.

**4) Old Business:**

**a) ISD Winter Scope Contract**

Nicole Krieger is working on the contract template for the snow removal. When that is received it will be executed.

**b) RFP System Operator**

Larry will review this scope. We will need to get the notices in the paper and have it ready to go as soon as we receive the system from the developer.

**c) Curb Stop**

There are three homes in RU-1 and six homes in RU-2 that have been unable to find their curb stops. It is the responsibility of homeowners to locate their curb stops. GTPM will contact Bobby Robertson at Teton Waterworks, to try and locate them. We may need to notify homeowners that he will be coming around to try and find the curb stops.

## 5) New Business

### a) Request for speed bumps

A homeowner is concerned that people are coming down Mustang at high rates of speed which is dangerous for all of the children in that area. The two parallel streets have speed bumps but Mustang Drove does not. The HOA board thought that was a reasonable request and recommended approval to the ISD board. There can be a high cost for mobilization, so if we are going to do one, we should do two if a second is warranted. One will be placed ½-way down Mustang and the other by lot 192/193 on Melody Creek. Ends need paint touch ups as well. Rich moved to have Bob coordinate two speed bumps on Mustang and on Melody Creek and spend the money to install them. Brett seconded the motion. All voted in favor

### b) Fred Vatter – sinking driveway 1200 Melody Creek

Mr. Vatter thinks there is a leak somewhere in the water line between the main and the curb stop. The ISD board reviewed photos of Mr. Vatter’s driveway. Grading, sub-base and asphalt seem to have been poorly installed based on the asphalt unraveling and cracking. We are conducting leak tests in May (piggy-backing with when the town does their leak testing) and we can be sure to keep an eye open on that area in particular. If he has adequate water pressure on the house, he most likely does not have a leak. We will let the homeowner know we don’t think there is a leak and if he finds out differently, please let us know.

### c) Metering at Chickadee Park, MR Drive Green Space & Front of RV yard

All the green space areas at the entrance, Chickadee Park and by the RV gate are run on unmetered taps from the culinary system. Water use will be charged to the HOA. Town would provide the water meters, and the contractor of our choosing would install them. ISD will contract the work to be done in the spring. Jorgensen does a meter reading on Sage Meadows – the cost of this “service” exceeds the water charge. We will investigate a solution once we control the system operator.

### d) Mike May Email re. Visibility at Intersections

Jim Stafford has been trimming trees. He has been asked to no longer trim the road lots without the homeowner first being contacted and asked to trim themselves. We do have a safety responsibility to keep visibility clear. GTPM will drive through in the spring to indicate what homes need to have trimming done.

## 6) Adjournment 6:05

Board agreed to meet every two months.

Next meeting will be Monday, January 13<sup>th</sup> at 5:00 and be ready to run with the water and sewer systems RFP and hire an operator when the time comes via email if necessary.