

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Monday, September 9, 2013 at 5:00 pm – Wells Fargo

**Minutes**

**CALL TO ORDER: 5:00**

Present:

Larry Pardee

Tina Korpi, GTPM

Brett Kroger

John Batson, Nelson Engineering

Rich Bloom

Jim Gute

**1) Homeowners & Guest Time –**

John Batson from Nelson Engineering joined the meeting. He has been conducting the GIS and surveying in Melody Ranch. We are down to five missing curb stops in MR1 and nine missing in Section 2. There is one curb stop that has not been found in Glory View. There are quite a few missing in the Townhomes and are under the decks. We will do a leak test in the spring. Send 14 homeowners a letter that they need to find curb stop. If they cannot locate it we will hire Westwood Curtis to dig up the curb stop (time and materials to be charged to homeowner) – work to be done by October 15.

All of the valves that have been installed were found. There were four that had not been put in – John will note these for future reference.

There are two manholes that have been chip-sealed over and one in Sage Meadows that has not been found. In the Townhomes a fence on lot 4 has been built over the top of a manhole. GTPM will hire Dwight Reppa at Macy's to open them so John can get the inverts.

**2) Approval of Minutes**

a) **July 17, 2013**

b) **July 22, 2013**

c) **July 30, 2013**

Jim moved to approve all meeting minutes. Rich seconded the motion. All voted in favor.

**3) Financial review**

There are a few questions about lining up the HOA and ISD budgets that need to be ironed out. "Income" is more of a capitol contribution. Brett, Nancy and Rich will meet with Rob and Tina to get on the same page.

**4) Old Business:**

**a) ISD Winter Scope**

Wyoming Landscaping has submitted a bid for winter snow plowing  
MountainScapes will submit a bid for winter snow plowing  
Call Valley Landscape and see if they are interested.

**b) RFP System Operator**

Should start legal notice for this once the developer fixes the valves and hydrants.  
Once that is done they will hand it over to HOA who will turn it over to ISD.  
Larry will review the RFP that has been used in the past and will strengthen the  
language in it so it will be ready to advertise.

**5) New Business**

**a) Accept road lots from the HOA and authorizing Larry to execute the supporting documents**

Rich moved to accept the road lots from the HOA and have Larry execute the supporting documents at Nicole's office. Jim seconded the motion. All voted in favor.

\$160,000 check to be received from the HOA to the ISD for the road lots (40% of the 400,000 for roads -- water will receive 40% and sewer will receive 20%.)

**6) Adjournment 6:10 pm**

Next meeting will be October 21<sup>st</sup> at 5:00 at Wells Fargo.