

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Monday, February 8, 2016 at 5:00 pm – Wells Fargo

**MINUTES**

**CALL TO ORDER: 5:06**

Present:

Brett Kroger

Tina Korpi, GTPM

Bob Hammond

Demerie Northrop, GTPM

Rich Bloom, by phone

Jim Gute, by phone

**1) Homeowner and Guest time**

There were no guests in attendance at this meeting.

**2) Approval of Minutes December 2, 2015**

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

**3) Financial review**

**a) Review 2015 Financials**

Jim asked to look into what the “regular maintenance schedule” would be now that the ISD has done all the curb checking and other systems checks have been completed (or will be completed this spring).

Rich moved to accept the financials as presented. Brett seconded the motion. All voted in favor.

**b) Delinquent Report**

Demerie reviewed the delinquent accounts noting that several large accounts were being taken care of and payments were being made. There are no action items for the board to discuss as it relates to delinquent accounts at this time.

**4) Old Business:**

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

Matt was unable to attend the meeting but sent his report to the board regarding current projects and systems. The board would agree that Rendezvous Engineering should have a few spare parts on hand in the case of an emergency repair.

~ They are going to try and locate the missing curbstops by using a tracer wire.

**b) Update on Leak Testing**

~4410 Fallen Leaf “error”

Matt advised via email that when they detected a leak in this area they were unsure where exactly the leak would be found so both neighbors got a leak letter. It ends up that the neighbors had an agreement to share the cost of excavation and since the owner at 4410 was the one without the leak, he is upset about the amount of money he had to spend for nothing and was angry about the threatening tone of the letter. Brett moved that we find out what the out-of-pocket expense is and approve to reimburse Mr. Robbins at 4410 Fallen Leaf via email. Rich seconded the motion and all voted in favor.

**~How to proceed with obstructed and refusals**

If a homeowner refuses to allow the ISD to have work done on the curbstops, it must be made clear to that owner that the curbstops are owned by the ISD and that any damage to the landscaping will be repaired. The homeowner really doesn't have the right to refuse work as they do not own the curbstops.

At 4190 Melody Ranch Dr the homeowner was reluctant to allow the ISD to touch the curbstops because he has a history of something breaking every time someone gets into his water lines. He advised GTPM that his curbstops cap is now broken/ lost and due to its location in the driveway, finding a replacement is challenging. Brett moved to pay up to \$250 to replace the curbstops cap. Jim seconded the motion. All voted in favor.

**c) Update on speed signs/detectors**

We have been unable to confirm or secure getting these from the town. GTPM will try and reach Larry Pardee again to borrow them.

**5) New Business:**

**a) Review Easement discussion re. Townhomes, Sage Meadows and Glory View**

The question has come up while trying to locate and test the curbstops about ownership and easements. There are some homes that have the curbstops buried under a deck or in their pavers. It needs to be decided if the ISD has an easement for water services within the Townhomes. They also want to know what the best path is to gain access to these curbstops that are not just off the road; an easement, ownership, a memorandum of understanding. GTPM will look through past meeting minutes to see what decision was made regarding ownership. Then the ISD may hire Nicole Krieger as its lawyer to get this determined with legal backing and certainty.

**b) Review leak letters**

Remove the phrase about plumbers and handyman services but otherwise the letter is okay with the ISD as written.

**6) Adjournment 5:51**

**Next meeting is Monday, April 18<sup>th</sup> at 5:00**