

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Thursday, October 20, 2016 at 12:00 pm – Wells Fargo

**MINUTES**

**CALL TO ORDER: 12:10**

Present:

Brett Kroger	Tina Korpi, GTPM
Bob Hammond	Demerie Northrop, GTPM
Rich Bloom	Matt Ostdiek, Rendezvous Engineering
	Bob & Erik, Nelson Engineering
	Mark & Kevin, by phone

1) Approval of Minutes August 9, 2016

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

2) Financial review

a) Review Financials

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

b) Delinquent Report

The ISD Board reviewed the addition of language to the “second letter” that includes the statement of the \$400 flat fee involved if someone’s water is turned off due to delinquent dues. This letter will be resent to the two owners who received “Letter Two” this last month.

The ISD would like language to be sent to the newspaper for notice that an owner will have his water turned off due to non-payment of water fees.

GTPM has been asked to contact Habitat for Humanity to discuss the owner who is in a Habitat home and is on the verge of having her water turned off.

3) Old Business:

a) Update from Erik Wachob, Nelson Engineering

There will be some field work done in Melody Ranch next week as it pertains to the study being conducted by Nelson. First, Dave Anderson will be doing leak testing at as many homes as possible (starting in the eastern most part of the neighborhood and working west). GTPM will send out a blast email advising owners that this work will be done.

In addition, Nelson Engineering will be involved with a well test. They will look at Well #1 with Mark at Wellstone and Thomas Drilling as well as testing Well #2. This work will begin Tuesday morning when they will do a visual inspection of well #1's pump and a video examination of the well to check its condition. They will then begin a step test as they work up to 800 gallons per minute to assess the potential capabilities of the well. On Wednesday they will do a retest to see how the pump and well operate for an extended period of time while checking the water levels on Pump 2 simultaneously. On Thursday they will test Well #2 to see if its existing equipment is sufficient.

b) Update from Rendezvous Engineering

There were several alarm calls when the power went out on Monday morning. The generator kicked on and the system operated properly. The lift station had alarms going off but those have stopped since Matt had the grease from the float switches cleaned off. There is some ground water entering the lift stations – the valve is bad and it is flooded when this happens. Rendezvous will work with Macy's to do repairs over the winter.

Since the water use is way down, the small booster pump was shipped off for repairs. It has been rebuilt and will be reinstalled next week.

The generator needs repairs done to the block heater, battery and radiator hoses. Matt will get a cost estimate to have these repairs completed.

The emergency request made by the ISD for the valve repair was declined. In January the State Lands Investment board will review projects and hopefully the ISD will be granted funds to complete these repairs. In the meantime, we will try and get the Water Development Commission to give support to this proposal and see if emergency funds in November or December will be available. The ISD could consider reducing the scope of the project and requesting less funds for replacing fewer valves.

There is road damage at the intersection of Sycamore and Melody Ranch Drive from the spring water valve repairs. Since additional work will need to be done at this spot in the winter or early spring a temporary patch is recommended. GTPM will contact Hunt construction to complete this work.

The cost to install irrigation meters is \$5,114.90 each. This is much more than the ISD was expecting and they will figure out a flat fee to charge the HOA for water usage in the four areas not currently metered for irrigation. The ISD will install a meter to read the Sage Meadows irrigation use.

The EPA survey recommended well protection; boulders will be placed around the wells. Also they suggested a tank drain; we will raise up the existing ditch drains, and they want a hatch seal for the tank as they are concerned about rain water seeping into the tank. Matt is looking for a solution to this issue. Further, Rendezvous

Engineering will add panic hardware on the chlorine door, a chlorine bottle support chain and an air vacuum release screen.

c) Review speed bump locations

Bob has marked the speed bump locations on the two areas where the ISD approved the addition of speed bumps (on Fallen Leaf and on Melody Creek)

GTPM will contact Hunt construction to build these speed bumps

\*It is too late in the season and Hunt will put it on the schedule in the spring as they will likely not set correctly with the given weather and temperatures.

4) New Business:

a) 815 Morgan Lane Landscape replacement

The ISD authorized the payment of landscape repairs for this property.

b) Winter Contract

Wyoming Landscape was the only company interested in bidding this and has kept their prices the same as during the last 3-year contract. Rich moved to approve the three-year lump sum contract and have it signed by Bob. Brett seconded the motion. All voted in favor.

5) Adjournment 2:12

**Next meeting December 6<sup>th</sup> at Noon - GTPM**