

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, December 6, 2016 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:06

Present:

Larry Pardee	Tina Korpi, GTPM
Bob Hammond	Demerie Northrop, GTPM
Rich Bloom	Matt Ostdiek, Rendezvous Engineering
Lee Harris, by phone	

Absent:

Jim Miller

- 1) Approval of Minutes October 20, 2016 & November 9, 2016
Rich moved to approve the minutes. Larry seconded the motion. All voted in favor.
- 2) Financial review
 - a) Review Financials
The board reviewed the year-to-date financials and inquired as to the detail of “special projects” – the detail is highlighted on the Rendezvous Engineering bills and on the vouchers that are reviewed by the board. They would like additional detail when reviewing financials.
 - b) Delinquent Report
Demerie reviewed the current delinquent list noting that all owners who had received the “intent to turn off water” letter or a second notice paid their bills. The board feels the current delinquent program is successful and is encouraging GTPM to continue on this path.
- 3) Old Business:
 - a) Update from Rendezvous Engineering
Matt reviewed the current water and sewer issues in Melody Ranch. The board reviewed the emergency grant application and will be sending Bob Hammond down to Cheyenne to represent the ISD at the meeting on January 18th. The ISD will pay for the expenses to get and stay in Cheyenne for this meeting.

Sage Meadows has installed a meter for their irrigation system sometime in the last few months. GTPM will provide Matt Ostdiek with the last couple water bills so Sage Meadows can be properly invoiced for water usage.

The board discussed the four areas of the HOA which are using culinary water for irrigation and are not metered. The meter seemed cost prohibitive, so the ISD would like to charge the HOA a flat fee of \$500/year to pay for the water it uses on these areas (Chickadee park, the green space in front of the RV Storage and both sides of the entry on Melody Ranch Drive). Rich moved to charge the HOA \$500 for annual irrigation. Larry seconded the motion. All voted in favor.

GTPM sent a leak letter to the nine homeowners that have leaks in their water lines. Two have responded that Westwood Curtis can complete the repairs. Two others have been in contact but had additional questions before agreeing. Matt will contact each of the other owners to get their permission to repair the leak in their lines.

4) New Business:

a) Election of Officers

Lee will consider the secretary/treasurer position, but in the meantime, Bob will remain President and Rich will stay on as the vice president of the ISD. All voted in favor.

5) Adjournment 12:54

Next meeting will be January 24th at noon in the offices of GTPM.