

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Tuesday, May 9, 2017 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:05

Present:

Bob Hammond

Tina Korpi, GTPM

Larry Pardee

Drew Hayes, GTPM

Rich Bloom

Demerie Northrop, GTPM

Rob Bacani, GTPM

Matt Ostdiek, Rendezvous Engineering

Absent:

Lee Harris

Jim Miller

1) Approval of Minutes March 20, 2017

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

2) Financial review

a) Review Financials

The special project line item was disbursed into the maintenance reserve line item this freed up some operating funds and shows the capital expenses in more detail. There should be a good amount of tax revenue coming from the county in the next month or two which will bring the income to the expected amount.

b) Delinquent Report

The delinquent list has cleared up substantially and there are no owners on the list to have water shut off notifications sent out.

c) 2017-2018 Budget Review

There is no work anticipated on the curbstops. The board would like to reallocate those funds in the amount of \$10,000 as well as the "ISD Coordination" funds to increase budget items of sampling and testing, system maintenance and street maintenance (to help fund the speed bumps and crack sealing). Rich moved to approve the 2017-2018 budget with those modifications. Larry seconded the motion and all voted in favor.

3) Old Business:

a) Update from Rendezvous Engineering

- i) **Water Service Repairs**

Josh Robinson, 4154 Mustang Drive. He has been sent many letters, phone calls and emails requesting him to have his leak repaired. The ISD has offered to finance it for him with no interest for a year. He was given a “drop dead” date of May 1st to have the work done or the ISD would do it on his behalf and at his expense. Matt will schedule the work to be done and notify Mr. Robinson of the date the work will be completed.

Eric Davis, 4245 Polo Pony. Since a leak was not found in the fall, Matt will go out when the irrigation system is turned on to see if the leak can be detected at that time.
- ii) **EPA Sanitary Survey Improvement List**

The required work has all been completed and Rendezvous Engineering will notify the EPA of this.
- iii) **Water system backup generator**

The block heater was replaced. Maintenance was done on the generator last year at the cost of \$3,000 – this should not need to be done for another year or two. The roof leak seems to be contained and there are no additional leaks.
- iv) **EPA Water Sample Testing**

The water has been testing fine. We will be doing the lead/copper tests this summer. GTPM will work with Rendezvous to notify the 10 homeowners of when this testing will be done.
- v) **Water system maintenance**

Rendezvous will flush the fire hydrants and exercise the water main valves once the contractor is on site (in case there are any issues or breaks). There should be no need to exercise curb stops this year. Larry advised that the town only does this when water is being turned off. The board does not want to do this work this year. Matt will be ordering the chlorine gas in the coming months.

Now that people are starting to turn on their irrigation there is more leaking at night. There are several alarm calls while the system is using the smaller pumps – these should be transitioning to the larger pumps once more water is being turned on.
- vi) **Wyoming SLIB Grant**

The paperwork from the state was late getting complete so we are a bit behind in the bidding process. The bid date is May 18th but if not enough bidders are involved to be competitive they will extend that date. The board would like to have the work done by early fall so there will be enough time to have the roads repaired before winter.
- vii) **Wyoming Water Development Commission Study**

Nelson Engineering has done the testing on the pump for well #2.
- viii) **Sewer System Maintenance**

Once the water is flowing Rendezvous will do manhole inspection and look for sewer infiltration/illegal dumping.

- ix) Sewer Lift Station
There have been a few alarm calls. The grinder was plugged up with trash (baby wipes, etc) and Macy's had to come out and unplug the grinder. There has been significant wear on the cutting wheel.
GTPM will work on a letter for the 80 homes that use the lift station to communicate the "illegal pumping" and what to/not to flush explaining the expense and potential sewer back up that will result in these actions.

- 4) New Business:
 - a) Speed Bumps
The bid for the two new speed bumps is \$4,480 from Hunt Construction
 - b) Crack Sealing
The bid for the patching of the front entry to Melody Ranch Drive and the crack sealing throughout Melody totals \$7,505. The ISD wants additional information as to how Hunt Construction arrived at these figures. Tina will check with the company and report back to the board at which time the board will move to hire Hunt to do the work.
 - c) Drainage at Melody Ranch Dr
There is an issue with the drainage (or lack thereof) on Melody Ranch Drive by lot 2-005 and 2-006. The ISD would like to have Matt from Rendezvous look at this area and see what should be done to find a solution to this problem.
 - d) Fence repair
GTPM has noted that the fence on Melody Ranch Drive has several logs that have fallen out of the buck rail or are broken. This area shows as being ISD property on the GIS. This fence is in disrepair and needs to either be fixed or removed. The board will look at the fence and make their recommendation.

- 5) Adjournment 1:02
Next meeting will be Tuesday, June 13th at noon.
This meeting will be published in the paper for homeowners to comment on the proposed budget.