

The Meadows of Melody Ranch

ISD

Board of Director's Meeting

Wednesday, January 24, 2018 at 12:00 pm – GTPM

MINUTES

CALL TO ORDER: 12:01

Present:

Bob Hammond

Lee Harris

Rich Bloom

Jim Miller

Larry Pardee

Tina Korpi, GTPM

Demerie Northrop, GTPM

Matt Ostdiek, Rendezvous Engineering

- 1) Approval of Minutes August 9, 2017, September 6, 2017 and October 18, 2017
Rich moved to approve all three meeting minutes. Jim seconded the motion. All voted in favor.
- 2) Financial review
 - a) Review Financials
The board reviewed the financial statement that had been sent to them several days ago. The financials indicate that \$114,682 has been collected so far in the ISD Fiscal Year which runs July 1 to June 30. There have been \$64,501 in total operating expenses and a maintenance reserve revenue of \$1,105. Currently there is \$68,700 in the operating account and an additional \$507,875 in the maintenance reserve account. Rich moved to accept the financial statement as presented. Jim seconded the motion. All voted in favor.
 - b) Delinquent Report
There are currently two owners with delinquent accounts over 60 days. GTPM is continuing to pursue all collections.
- 3) Old Business:
 - a) Update from Rendezvous Engineering
Matt gave the board a report of the water and sewer services.
 - i) All leaks have finally been repaired within the water service lines.
 - ii) There has been a problem with the electronics within the water tank transducer. Delcon will be repairing it but in the meantime they have adjusted the reading so the tank level is being read accurately and will not overflow.

- iii) Valve repairs are continuing throughout Melody Ranch. Each hole has been different and the bolt lengths have been inconsistent at each spot causing further delays. Westwood Curtis is trying to create as minimal impact as possible with each repair. They are currently working on hole #5 today.
 - iv) There is a problem with the grinder motor at the sewer lift station. It has been replaced but it continues to trip the alarm. The electrical problems continue to persist and the grinder is currently not in place as we await a new back up battery. There have been two spills that resulted and DEQ was notified. Macy's and Delcon have both been down to the lift station to work on repairs, checking the wires and the motor. Flushable wipes seem to be an issue and homeowners need more education about what to and not to flush in the toilet. GTPM will send an email blast to the 80 homes in the grinder zone and will include another article in the newsletter about this matter. The board authorized Matt to purchase a new pump and new impeller/seal kit for the existing pump.
 - v) There is still a sag in the sewer main on Melody Creek Lane at the approach of South Park Loop Road. Matt will begin to get estimates to repair this issue.
- b) Josh Robinson request to waive fee
- The ISD charged a fine of \$1,800 to Mr. Robinson for not having the leak in his water line repaired in the timeline given. Rich reviewed the email and letter history between the ISD and the homeowner, and Bob went over the ownership of water lines, leak testing and the repair timeline. The homeowner claimed to have not received all of the correspondence and did not think the fine was appropriate nor that he should be responsible to pay what he saw as an arbitrary amount. The board explained how that amount was calculated (based on the amount of water that was wasted through the hole and not repaired) and that it wasn't repaired after a year of requesting that such work be done. The board is appreciative that the homeowner did finally repair the hole.
- **The board discussed this request after the homeowner left the meeting. Rich moved to waive the \$1,800 fine. Larry seconded the motion. All voted in favor. A follow up letter will be sent to the homeowner.
- c) Sandra Zender request for ISD payment of water leak repairs
- Ms. Zender hired Westwood Curtis to repair the leak in her water line but did not think she should have to pay the entire bill. She believes that it was a matter for the housing authority or someone else. She has currently paid half of her bill and has a remaining balance of approximately \$650. Rich explained that every other homeowner had to pay their own repairs and that the ISD could not subsidize the expense for her.

**After the homeowner left the meeting Lee moved to pay the remaining portion of Sandra's bill to Westwood Curtis. Larry seconded the motion. All board members voted against the motion and therefore will not be paying this expense on her behalf.

4) New Business:

- a) Report from Nelson Engineering re. Wyoming Water Development Study
The applications for WWDC Level III funding and DWSRF funding for valve bolt replacement are both into the state and are pending. The board would like Matt and Demerie to write an executive summary to explain the process and cost to the homeowners.
- b) Snow Removal review
Not discussed.

5) Adjournment 1:34

Next meeting will be on February 26th at noon.