

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting

Tuesday, June 5, at 5:00 pm – Lower Valley Energy

**MINUTES**

(Approved via email June 8 - 10, 2018)

**CALL TO ORDER: 12:08**

Bob Hammond

Tina Korpi, GTPM

Rich Bloom

Demerie Northrop, GTPM

Lee Harris (via phone)

Matt Ostdiek, Rendezvous Engineering

Jim Miller

Homeowner Guests:

Kent Van Riper, 1227 Melody Creek Lane

Michael Schrotz, 4385 Fallen Leaf Lane

Kenneth Finn, 4350 Fallen Leaf Lane

Nancy Hoffman, 4350 Fallen Leaf

1) Approval of Minutes, May 2, 2018

Rich moved to approve the previous meeting minutes. Lee seconded the motion. All voted in favor.

2) Financial review

~ 2018-2019 Budget Hearing and Approval

The board was asked questions from the homeowners in attendance with regard to the budget and plans to use the funds:

Questions from lot owners:

Kent Van Riper:

1. New well geology studied? Yes, geologic evaluation was covered during the WWDC 2017 – Melody Ranch, Level 1- Feasibility Study. The existing wells were pump tested as part of this study to evaluate aquifer characteristics and increasing water production.

2. Generator for water system? Melody Ranch has a backup generator for the water system that can operate the two existing wells. Back-up power is not currently planned for a new third well, but may be considered.

3. Chlorine for new well? With the current conceptual design the new well water would be comingled with the existing wells and chlorinated before discharging to the water storage tank.

4. Recommended a higher water fee to encourage conservation. The Melody Ranch fee structure should include an additional charge for water usage that exceeds an established base volume for summer. The Board indicated they would consider this in the future.

Michael Schrotz:

1. Was third well responsibility of the original developer? That battle was taken up with the Teton County Commission several years ago. Melody Ranch lost that battle.
2. Can the water fees on future new homes be increased to cover the debt load for the water project? There are only 16 undeveloped lots remaining. The Board indicated they would look into this, but were concerned that rates be fair to everyone. The water project cost will be too large to allocate to only 16 undeveloped lots that are not currently using water.
3. Can we fix all components while the hole is opened up? For the water valve project, all the bolts are being replaced with stainless steel bolts and cathodic protection is being installed to prevent corrosion. There was discussion about curbstops valves being dug up multiple times. Each lot has to excavate to connect to the water service line stubbed to their lot. Repairs have been made at several curbstops of his neighbor's homes over the past couple years to repair leaks in the homeowners water service lines and were paid by the homeowners.

Nancy Hoffman recommended maintaining adequate reserves to cover future improvement needs to avoid special assessments.

With no additional comment or question from those in attendance, Jim Miller moved to approve the 2018-2019 budget as amended to reflect the debt service as requested by the state. Lee Harris seconded the motion. All of those present voted in favor.

3) Old Business:

~ Update from Rendezvous Engineering

- a) Valve repair road patches are done. Irrigation and landscape repairs remaining to be completed. Contractors are busy and are trying to squeeze this work in but there are no firm dates set yet.
- b) New sewer lift station pumps have been installed and running. No alarm calls since new pumps were installed.
- c) Working on the water project loan paperwork. Loan increase amount has been submitted. State Lands and Investment office requesting additional information by June 15<sup>th</sup>.
- d) Melody Ranch ISD should look into Teton County consensus grant money as another potential funding source for the water project.

4) Other Business

Lee wanted to officially recognize Rob Bacani from GTPM, Rich Bloom and Matt Ostdiek from Rendezvous Engineering for their expertise and diligence on this project. He has been impressed with how they have shepherded the process and would like the homeowners to know how well they are being served.

5) Adjournment 6:06

**Next Meeting to be July 18<sup>th</sup> at noon in the office of GTPM**