

*The Meadows of Melody Ranch*

**ISD**

Board of Director's Meeting  
Wednesday, July 18, 12:00 pm  
Grand Teton Property Management

**MINUTES**

**CALL TO ORDER: 12:35**

Bob Hammond (via phone)

Jim Miller

Lee Harris

Demerie Northrop, GTPM, (via phone)

Matt Ostdiek, Rendezvous Engineering

Guest: Kent Van Riper

1) Approval of Minutes, June 5, 2018

These minutes were approved via email June 8-10, 2018 but for good measure Lee moved to approve the meeting minutes and Jim seconded the motion. All voted in favor.

2) Financial review

a) Review Financials

With only a couple weeks into the fiscal budget, there are no financials to review at this time.

b) Delinquent Review

There are currently four homeowners on the delinquent list. One of these owners is making monthly payments to take care of his balance. All the others are receiving the series of delinquent letters as per the governing documents.

3) Old Business:

a) Update from Rendezvous Engineering

There is a SLIB meeting on August 9<sup>th</sup> in Cheyenne. Matt recommends that someone from the ISD attend this meeting as it will be where districts will be pleading for principle forgiveness. Lee volunteered to go again, unless Rich would like to attend.

b) The road patching is now complete from the previous project and bills are still being submitted. At this point it appears that this project will be over budget (which was \$150,000) as estimates appear to total \$165,000 for the entire project. 15 valves and 5 hydrants were repaired at an average of \$8,250 for each. All valves on the west side of Melody Ranch have been exercised and manholes were inspected. The ISD needs to flush the water main and begin exercising curb stops.

The Townhomes have again asked for help to fix their cracked and dripping irrigation line. This is a big line with above-ground back flow preventers. Matt pointed out

that the irrigation system is not being metered and therefore the Townhomes are not being charged for water use through the irrigation system.

c) Discussion of RFP and timeline for WWDC process

In an effort to move more quickly on the work, there is an option for the ISD to use an abbreviated process to do local bidding. Bob will call the local firms directly and see if they are interested in bidding this project. If they are, he will request that they write a letter of interest to the ISD. Lee moved to have Matt put a revised RFP together this week based on the abbreviated process. Jim seconded the motion and all voted in favor.

4) New Business:

a) Dilapidated fence along Melody Ranch border

The fence that is broken along South Park Loop Road is owned and managed by the HOA. It will be their responsibility to address any repairs.

There are several trees that are in the road lots that need to be trimmed to improve visibility. GTPM will work with Evergreen Tree Care once again and ask them to gather a list of homes that need to trim up the trees. Homeowners are welcome to trim their own trees but if they opt to have it done by the district it will be at a fee of \$75/home.

b) HOA Entry Sign Request

The HOA would like to add decorative and lit signs to identify the three main entrances to Melody Ranch. The HOA will pay for the signs as well as all maintenance for them. Bob met with the HOA president, Jonathan Robinson to discuss proper placement of these signs in the medians of the entry areas. The ISD approves of the request to add these signs.

c) Speeding Concerns

There have been numerous complaints of speeding in Melody Ranch and specifically along Balsam Lane. The ISD would like GTPM to get some speed radar signs from the town for a few weeks to get any data about the traffic on this road. Once the data is received the ISD a better determination can be made about future actions on Balsam.

d) Signs

The street sign for Sandy Creek has once again disappeared. The ISD would like GTPM to order and install a new one and add an article about this in the upcoming newsletter.

5) Adjournment 1:12