

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, December 19, 2018 1:30 pm
Grand Teton Property Management

MINUTES

CALL TO ORDER: 12:35

Bob Hammond
Jim Miller
Lee Harris
Rich Bloom
Kent Van Riper

Kelsey Bancroft, GTPM
Demerie Northrop, GTPM, (via phone)

Matt Ostdiek & Bob Ablondi, Rendezvous Engineering

- 1) Approval of Minutes, September 13, 2018 and October 24, 2018
Rich moved to approve the previous meeting minutes from 9/13/18 and 10/24/18. Jim seconded the motion. All voted in favor.

- 2) Old Business:
 - a) Update from Matt Ostdiek, Rendezvous Engineering
 - ~There is a problem with the water tank transducer. Delcon has tried to repair it but it seems as though the issue is electronic in the control panel. Adjustments are made and it is reading right but the feedback is not accurate.
 - ~ The Townhomes currently do not have a meter on the open space watering system. Additionally, there is a crack in the backflow preventer which they need to repair. Matt will look into these issues and report back to the ISD with a recommendation.
 - ~ The water valves on the west side of the subdivision were all tested and had good results.
 - ~ The EPA did a sanitary survey in the fall and had a couple small items for the ISD to address. Rendezvous has made these repairs. The ISD wants homeowners to know that the water is tested monthly for e.coli and follows all federal regulations for water testing. These reports are done annually and are posted on the Melody Ranch website when they are ready.
 - ~ The board would like GTPM to send out the annual letter to owners who are on the lift station side of the neighborhood not to flush things in the toilets except toilet paper and not to put excess water in the sewer system.
 - ~ Sewer manholes were all inspected.

~ Rendezvous Engineering is recommending that the sewer lift station telemetry system be upgraded and replaced. The estimated cost of this is \$9,000. Jim moved to approve this repair and expenditure as a capital reserve expense. Lee seconded the motion and all voted in favor.

~ In 2018 20 valves were replaced at a final cost of \$150,000. In 2019 there will be 40 more valves replaced for a projected cost of \$240,000. This valve project will begin advertising in mid-January of 2019. The bid dates will be February 19, 2019 with a completion date expected for the end of June 2019.

~ The study on the east well has started with an agreement between Melody and Paul vonGontard. The well on his property is accessing a different aquifer and is 500' deep. Water samples from this well were taken and sent to the lab on December 18, 2018. A feasibility report will be forthcoming once the water and pump testing is complete.

3) New Business:

a) Review and approval of delinquent resolution

The board would like additional time to review the resolution that was drafted by ISD attorney Nicole Krieger. They will table further discussion and a vote on it until the next meeting.

b) Speed Bump

Jim presented the idea of adding a speed bump to Balsam Lane as several homeowners have requested one and the cars seem to pick up a lot of speed on that stretch of road. Jim moved to approve the addition of a speed bump to Balsam and to have Bob Hammond identify the location. Rich seconded the motion and all voted in favor.

4) Financial and Delinquent Review

\$3,365.33 in delinquent water fees has been collected in the last two months. The ISD currently has \$490,687 in the reserve account and \$81,268 in the operating account. It has taken in \$92,589 in income so far this fiscal year and expenditures total \$48,132. Rich moved to accept the financial report. Jim seconded the motion. All voted in favor.

5) Adjournment 3:20