

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, August 28, 2019 1:30 pm
Grand Teton Property Management

MINUTES

CALL TO ORDER: 1:34

Bob Hammond
Kent Van Riper
Lee Harris
Rich Bloom

Tina Korpi, GTPM
Demerie Northrop, GTPM
Rob Bacani, GTPM

Matt Ostdiek, Rendezvous Engineering
Bob Ablondi, Rendezvous Engineering

Absent:
Jim Miller

Nicole Krieger, ISD Attorney

Adam Donaldson & Adam Fletcher, Lawngevity

- 1) Approval of Minutes, July 24, 2019
Lee moved to approve the meeting minutes. Kent seconded the motion, all voted in favor.
- 2) Executive Session with Nicole Krieger
The board entered an executive session at 1:34 and adjourned at 2:02
- 3) Old Business:
 - a) Snowplow bid review
Lawngevity attended the meeting to introduce themselves to the board and to discuss their bid for snow removal in Melody Ranch. While they prefer to bill based on time and materials, they have provided a "flat fee" bid in the amount of \$4,500 for 6 months. They advised that they already plow the Townhomes and Sage Hen and would like to take Melody Ranch on as another client. They expressed that they would like to capture Melody's business for landscaping as well but understood that was a separate process and a different board (the HOA).
The board would like to explore what a time and materials contract/bid would look like from both Lawngevity and Wyoming Landscape and make a final decision on 9/9/19 via conference call.
 - b) Update from Matt Ostdiek, Rendezvous Engineering

i) Existing water operations

There have been occasional low-pressure alarms.

EPA required a full gamut of water quality testing for 2019. Most of this testing has been completed and all the results have been well within EPA Drinking Water Standards. A summary of the test results will be included in the 2019 Consumer Confidence Report that will be issued after the end of the year.

The fire hydrants and valves were exercised on the west side of Flat Creek with a few left to investigate, and almost all the curbstops have been exercised as well. The ISD will look to request bids for valve repairs using time and materials as a basis for the bids with a “not to exceed” limit to be included. They may need to reduce the amount of valve repairs to be considered in the proposal to 3-5 to be considered a demonstration project that could be expanded at the owner’s option.

GTPM will order flags for the hydrants (so they can be easily identified in the winter) once the information has been received from Kent.

ii) Existing Sewer Operations

The system is running well overall and manhole inspections were completed (except for the horse corrals).

Rendezvous is investigating alternative telemetry and monitoring systems for the Sewer Lift Station. They hope to have a turn-key quote for Mission Controls by the end of this week.

iii) WWDC Project/Well operations

The well pump testing work has been completed and the scope and effort exceeded the original proposal. Cost estimates should be completed this week and the Level 1 Study amendment will be finalized, explaining that the transmission line construction cost savings exceed the deep well option cost. The estimated costs assume the deep well is located within an existing easement east of Melody Ranch Drive. The deep well testing indicated an improved water quality and less hardness than the existing Melody Ranch Wells.

There is a utility easement located at 670 Palomino Drive. The ISD would like to schedule potholing the water main in that property as soon as possible. This easement might be considered for siting the future 3rd well. The pipe is in the easement but there is a structure that was built on top of the easement. Need to explore location of testing watermain and utility lines. These expenses will need to be tracked separately as the structure was built without approval from the ARC or the county. Tina spoke to the Landino’s (who built the structure and own the property). The owners are aware of what the encroachment and have stated the structure is not on a foundation. They agree

to the verification excavation but want that work done quickly with advance notice to be provided to them.

Rich moved to have Rendezvous Engineering submit an application to the WWDC for a groundwater exploration grant for up to three test wells plus testing the existing wells and to prepare a resolution for Bob Hammond to sign for the application. Kent seconded the motion, and all voted in favor.

4) New Business:

a) Replace aging/faded street signs

There are several signs that have badly faded or are missing. GTPM will compile a complete list for replacement to review at the next meeting.

5) Financial and Delinquent Review

As Rich had to leave, the discussion of the financials was tabled until the next meeting.

6) Adjournment 3:33

Next meeting will be October 2nd at 1:30

ISD will have a phone conference call to make a final determination about snow removal on September 9th.