

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, November 13, 2019 1:30 pm
Grand Teton Property Management

MINUTES

CALL TO ORDER: 1:33

Bob Hammond
Kent Van Riper
Rich Bloom
Jim Miller

Doug Henderson, GTPM
Demerie Northrop, GTPM

Matt Ostdiek, Rendezvous Engineering

1) Approval of Minutes, October 2, 2019

Rich moved to approve the meeting minutes from 10/2/19. Kent seconded the motion, all voted in favor.

2) Old Business:

a) Replace aging/faded street signs
(apx. \$50 plus installation each)

Bob did not look at the signs yet, but Kent volunteered to drive around and verify which signs would need to be updated or replaced.

b) Update from Matt Ostdiek, Rendezvous Engineering

~ Last night there was a report of low water pressure. Matt went to the pump station and found the electrical control system was not operating and the pumps were "off".

He switched to hand control to start a booster pump and the system returned to normal pressure. There is fault light showing on one of the modules of the PLC (programmable logic controller). The water system is presently being operated with manual controls until the automatic control system is restored. Delcon has been contacted to check out and assess the control system. The fire department has been notified of the- issue and has been provided Rendezvous Engineering operator contact information in order to manually turn on the fire flow pumps should an emergency occur.

~ Last week replacement of the sewer lift station telemetry control started. This work will be completed next week.

~ Rendezvous and Westwood Curtis confirmed that the well supply line is 8" diameter. This line was shown as 6" diameter on the water system record drawings. The water mains crossing the Landino property do not appear to cross under the

structure encroaching into the easement. However, there is an electrical line in a conduit that does run under the corner of the encroaching structure. Matt will speak to the homeowner and explain the concerns and a potential remedy by granting an additional easement east of the current easement to accommodate future utility uses.

~ Bob and Matt will be traveling to attend the WWDC meeting in Casper tomorrow. Funding for the Melody Ranch Ground Water Exploratory project is expected to be approved at this meeting. The work cannot start until the funding agreement is approved and signed by all parties. The exploratory well driller is Dover Drilling from Pinedale. They are scheduled to begin drilling in the second week of December. Pump testing the existing wells can also begin as soon as the agreement is signed. Matt hopes to be able to schedule the pump testing soon, possibly as early as late next week.

***Funding was approved on 11/14/19 by the WWDC. In an email vote on 11/20/19 Kent moved to authorize Bob to sign the contract for the WWDC. Rich seconded the motion, and all voted in favor.

~ The valve replacement project will go back out to bid. Matt will prepare revised bid documents for WWDC review next week. Advertising for bids cannot begin until authorization is received from WWDC.

~ The marking flags for the fire hydrants have been received but not yet installed. Matt will be labeling fire hydrant numbers on the flags for ease in locating and identification.

c) Discuss an agreement between ISD/HOA

Storage area, pathway, entrance irrigation and vegetation maintenance, irrigation culvert maintenance, bike racks, plowing of sales office drive and mailboxes. Bob will work on this during the winter months.

d) ISO 5th ISD Director

GTPM noted the need for a replacement director in the newsletter but has not received any response or interest yet. The board will speak to people individually and see if they can find someone who may be interested in joining. 2020 will be an election year for this vacant seat as well as the seats currently held by Bob Hammond and Jim Miller.

3) New Business:

4) Financial and Delinquent Review

There were two owners that received the final letter with the water shut off date. One has already paid the balance in full and the other is working with GTPM to set up auto-pay and should have the balance paid in time to avoid water service interruptions.

5) Adjournment 2:28

The next meeting is scheduled for December 20 at 1:30