

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, January 22, 2020 1:30 pm
Grand Teton Property Management

MINUTES

1) CALL TO ORDER: 1:30

Bob Hammond	Doug Henderson, GTPM
Kent Van Riper	Demerie Edington, GTPM
Rich Bloom	Tina Korpi, GTPM
Matt Hare	Matt Ostdiek, Rendezvous Engineering

GUESTS: Meredith and Marcus Landino

2) Approval of Minutes, December 20, 2019

Kent moved to approve the meeting minutes from 12/20/19. Matt seconded the motion, all voted in favor.

3) Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

Existing Water Operations:

There was a small leak in the booster pump station piping which has sealed itself off. It is ok for now.

Outstanding invoices: Rocky Mountain Cummings has performed maintenance on both backup generators. They were not able to perform the load test on the sewer lift station generator, due to snowfall at the time. They have issued a credit memo for that load test. Matt has also requested Cummings to revise their invoices to remove the sales tax charges since the District is exempt from sales tax. There are also outstanding charges from APE (Advanced Pump and Equipment) for the sewer lift station control and telemetry upgrades. The remaining charges should not be paid until the work is completed.

Existing Sewer Lift Station Operations:

The sewer grinder went down on 12/26/2019. A motor bearing went out and there is damage to the shaft. The same motor on the sewer grinder was rebuilt two years ago. APE quoted \$14,586 to rebuild the grinder unit and install a new motor. They also

quoted replacing the entire grinder assembly using a different manufacturer at \$25,518. Matt will research to consider other options/pricing.

Exploratory Well at Booster Pump Station:

Approximately \$24,000 was spent (\$63,000 had been expected) on the exploratory test well at the water booster pump station. Next step is to move to the second exploratory well site west of Melody Ranch Drive. At this location the goal is to drill 500 feet down and find conditions to support constructing a 1,000 gallons per minute production well. The drill cuttings will be collected into a container. In the meantime, test pumps will be installed in the existing Melody Ranch wells to assess the feasibility of installing larger pumps in these wells. The discharge water from the test pumping and from drilling the new well will be piped onto Paul von Gontard's property. It will cost about \$24,000 for the temporary discharge piping and associated vehicle ramps to convey the water.

Water Valve Repairs:

The WWDC is withholding authorization to advertise for bids due to their concerns about the potential to renegotiate a time and materials contract with the low bidder. The state will not allow a time and materials-based contract unless the original bid on a time and materials basis. The ISD would like to get this out to bid as quickly as possible so the valve repairs can begin soon. The contract documents will be revised to a time and materials basis with an established not-to-exceed amount based on unit prices. This project is funded through a \$330,000 20-year loan, with a calculated principal forgiveness amount administered through the Wyoming Office of State Lands and Investments.

Easement on 670 Palomino Drive:

Meredith and Marcus Landino joined the meeting as the homeowners who built an extension to their home that encroaches over the existing utility easement. The ISD explained that there are a couple ISD water and electric lines distributing water and power to and from the pump house that run through this easement. A corner of the house addition is very close to the existing lines. The ISD has gone through the effort and expense of locating and identifying the water lines. Now the issue is trying to figure out how to get an additional 12" diameter water line, and power for a new well through the same easement, while providing adequate clearance for excavation and access. The existing house addition encroaches approximately 10' into the easement. The two parties discussed options to keep the encroachment and possibly add a new easement. Since the easement is shown on the plat, it does not appear that it can simply be shifted to the east. The Landino's will further investigate options to either shift the easement or grant addition easement area to resolve the situation. Once

Landino's determine the preferred option, the ISD will have a legal review performed by the ISD's attorney.

- b) 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.
This is still pending.

4) New Business:

- a) Write up for homeowners re. ISD projects for annual meeting
Jim submitted a draft for the board to review. Kent will revise and add to it to include information about the exploratory grant. Once it is complete GTPM will send it out to all owners.

Bob will speak at the annual meeting on behalf of the ISD and answer questions from owners that apply to the ISD. That meeting will be March 2nd at 5:30 pm.

- b) New Director

Rich moved to have Matt Hare take over the treasurer position vacated by Lee Harris. Kent seconded the motion, and all voted in favor. Demerie will work with Matt to get the oath of office and bond secured for his position.

5) Financial and Delinquent Review

The board would like the financials to show the CD's, what the maturity date is on each of them as well as a line item indicating the interest earned from them.

6) Adjournment 2:35

Next Meeting will be Wednesday, March 4 at 1:30