

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Friday, December 20, 2019 1:30 pm
Grand Teton Property Management

MINUTES

CALL TO ORDER: 1:31

Bob Hammond
Kent Van Riper
Rich Bloom
Jim Miller

Doug Henderson, GTPM
Demerie Northrop, GTPM

Matt Ostdiek, Rendezvous Engineering

Guests:

Matt Hare
Robert Wikoff

1) Approval of Minutes, November 13, 2019

Kent moved to approve the meeting minutes from 11/13/19. Jim seconded the motion, all voted in favor.

2) Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

Water System. There have been a couple low-pressure alarms but nothing out of the ordinary or concerning. The water system electrical controls are outdated, and replacement parts are expensive and difficult to find. This will not be an issue once the new pumps and controls are installed. The fire hydrant snow flags have been installed. There is a small leak in the booster pump station on the blow-off line. Westwood Curtis has been contacted to repair this.

Sewer Lift Station. The control and telemetry upgrades have been installed in the sewer lift station is running well. There is some work remaining to be done and the ISD withheld 10% of the total invoice until the work is complete.

Water Supply Project. Matt has been working with the Landino family in regard to the easement issue on their property. He noted they have been cooperative to this point. The Board wants to begin working on an agreement with ISD legal counsel and Landino's regarding addition utility easement and the existing encroachment over the existing easement. The board would like to invite the homeowner to the next meeting for further discussion.

Exploratory Well Project. The exploratory well that was drilled near the booster pump building was not adequate – the water production was much lower than needed and the hole was found to be in a clay and silt material. The next well site will be just west of Melody Ranch Drive, north of the Palomino intersection. This location is in an easement on Paul VonGontard’s property and drilling will occur after the holidays. Bob Ablondi met with Paul VonGontard regarding the well location, drilling operation, and discharge water. The existing site topography slopes northwest, towards residential homes and yards. The owner of lot 2-001 voiced concerns about water in his backyard. We will need Paul’s cooperation to deal with the discharge water. The plan is to capture the cuttings and pump the cleaner discharge water over the existing landscape berm and pipe it toward Flat Creek. The DEQ discharge permit requires monitoring the quality of the discharge water prior to entering Flat Creek. This additional pumping and pipeline work will add to the project cost.

Valve Repair Project. The bid/contract documents for valve repair project re-bid have been revised and submitted to the WWDC to review and approve. Upon WWDC authorization, after the first of the year, the project will be advertised for bids.

The board would like to inform homeowners about the ISD, what they have been doing and what the status is of the various projects and work being done in Melody Ranch. Jim will draft this letter for GTPM to mail out once approved by the board.

- 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.
- c) Appoint replacement ISD Director
Matt Hare and Robert Wikoff were in attendance to discuss their interest in volunteering to fill the board seat vacated by Lee Harris and his remaining term (one year). Ideally the board would like to select a candidate who would be interested in then running for a full 4-year term as well. Both owners introduced themselves and gave a brief summary of their experiences and interests in joining the ISD board. The board will discuss this and decide during an executive session following the board meeting.

3) New Business:

a) Additional sanding requests

The board noted that if every intersection was sanded each time it would increase the costs substantially. Owners are advised to slow down and drive with care and caution especially in the winter months. The posted speed limit is 15 mph. When GTPM receives calls about unsafe road conditions, the board would like them to go “put eyes on” the situation directly. If the unsafe conditions are verified by GTPM they are authorized to contact Wyoming Landscape to do additional sanding. The board advised GTPM to make the judgement call and err on the side of caution.

b) Discussion of CD renewals

The ISD has about \$450,000 in CD's to gain more interest and maintain FDIC coverage. There are two cd's that have expired. Kent moved to combine those two and purchase one \$100,000 6-month cd. Jim seconded the motion, and all voted in favor. Rob from GTPM will work with Kristin at First Interstate Bank to get this done.

c) Write up for homeowners re. ISD projects for annual meeting

Jim will draft this letter to be sent out in the next month in its own mailing.

d) Street Signs

The replacement signs for the faded and cracking street signs have arrived and will be installed in the coming weeks as scheduling allows. They were ordered from Idaho Traffic and Safety, the company used by WyDOT for their signs, so the board is looking forward to a better-quality sign that will last longer than the previous ones.

4) Financial and Delinquent Review

Rich reviewed the financials and did not see anything alarming or concerning. The board noted that the engineering and operating expenses are under budget currently. The current delinquent process is working well.

Kent moved to accept the financials. Jim seconded the motion, all voted in favor.

5) Executive Session

The board entered an executive session at 2:58 and adjourned at 3:13.

The board was thrilled to have two great candidates volunteer for the open board seat.

They opted to offer the position to Matt Hare. Kent will call both individuals and discuss the decision.

6) Adjournment

Next meeting will be Wednesday, January 22, 2020 at 1:30