

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, March 4, 2020 1:30 pm
Grand Teton Property Management

MINUTES

1) CALL TO ORDER: 1:35

Jim Miller

Kent Van Riper

Rich Bloom

Matt Hare

Doug Henderson, GTPM

Demerie Edington, GTPM

Matt Ostdiek, Rendezvous Engineering

GUESTS: Nicole Krieger

2) Approval of Minutes, January 22, 2020

Kent moved to approve the meeting minutes from 1/22/20. Matt seconded the motion, all voted in favor. Jim abstained from the vote.

3) Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

Currently the exploratory well is 120' deep (the goal is 500'). The driller encountered a lot of fine sand and is working on pushing through to get deeper. The grinder needs to be replaced as it went out this winter. Kent moved to authorize \$20,000 be paid from the reserve account to replace the grinder with something similar as recommended by Matt Ostdiek. Jim seconded the motion, and all voted in favor.

b) Landino Easement Discussion

The board is headed toward a settlement with the Landinos regarding the encroachment they built on the easement. A new plat would be expensive and involved. The owner can request county commissioners to remove the easement from the plat and apply for a new easement at the same time. A legal description will need to be drafted along with the new easement. After much discussion the board ultimately decided that there should be a 10 FT SHIFT. The 10 ft easement shift jams the new watermains closer together and closer to the 3-phase power lines. The lines just fit inside a 40 ft wide easement, but there is not enough space within the easement to excavate along the east side of the eastern water main. However, this option does accommodate the existing water mains and well power line located inside the western side of the easement. Therefore a 20 FT SHIFT to the east was more appropriate. The 20 ft easement shift allows additional clearance for the new watermains and more separation from the 3-phase power line. There is space to

excavate along the eastern water main within the easement. However, this option requires an additional 10 ft wide strip of temporary easement on the west side until the existing well power line and existing water mains are replaced. The Board discussed negotiating a 5-year sunset clause for the 10 FT temporary easement, or until the existing lines are replaced, whichever occurs first. This option requires installing a new water distribution line at this time, which was not part of the original project. Matt O. and Bob will discuss this proposal with the Landinos and request that a draft application be sent to GTPM for the ISD board and legal to review by March 13.

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. This will be tabled for another meeting.

4) Executive Session

The board entered an executive session at 2:11 and adjourned at 2:27

5) New Business:

~ The board would like to have the street signs replaced as soon as possible.

6) Financial and Delinquent Review

It was noted that snow removal will exceed the budget as a result of the contract changing after the budget was approved.

The board would like to review a draft budget for 2020-2021 at the next board meeting.

Kent moved to accept the current financial report. Matt seconded the motion, and all voted in favor.

7) Adjournment 3:14

Next meeting will be Wednesday, April 15th at 1:30