

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, April 15, 2020 1:30 pm

ZOOM Meeting

MINUTES

1. CALL TO ORDER: 1:32

Bob Hammond (2:30)

Rob Bacani, GTPM

Kent Van Riper

Demerie Edington, GTPM

Rich Bloom

Matt Hare

Matt Ostdiek, Rendezvous Engineering

GUESTS: Nicole Krieger

Kevin Boyce

2. Guest time

Kevin Boyce from the Wyoming Water Development Office attended the meeting to review the amendment to the ISD's request for additional funding from the WWDC. These funds will be for additional groundwater exploration. The exploratory well scope of work is increased to provide pump testing and further aquifer analysis in consideration of the nearby Melody Ranch Deep private well. With this additional scope the estimated project cost increases to \$129,000. Matt Ostdiek is projecting \$62,000 of unspent funds remaining from the original project funding. Therefore, with this amendment, the additional funding request (129,000-62,000) is \$67,000. Kevin wants to be sure that this well exploration will not be too close to Paul vonGontard's existing well and that any exploration or drilling in that vicinity will not affect his water quality or injure his water rights in any way. He will only support the amendment to increase the budget and the scope of work once those questions have been answered and the ISD will have the support of Paul vonGontard. The WWDC is planning their next meeting for May 15th so the request needs to be submitted right away. The goal will be to receive the funding at the May meeting so the test well can be done in the summer and the well digging will be completed this fall.

Kent moved to approve Matt Ostdiek's proposed budget amendment and to have it submitted while still working on the due diligence that has been requested. Matt H seconded the motion, and all voted in favor.

3. Approval of Minutes, March 4 & March 27, 2020

Kent moved to approve minutes from March 4th and March 27th, as amended. Matt seconded the motion, and all voted in favor

4. Old Business:

a. Update from Matt Ostdiek, Rendezvous Engineering

1) **Existing Water Operations**

- Water Booster Pump Chart Recorder (Records flow and pressure) – Repair with glue!
- Water System down on 4/2/2020, tank empty but level indicator showing full. Booster Pump running dry, small water drip has developed. Control System appear to be locked up. It should have automatically shut the Booster Pump off due to low intake pressure. Tank level indicator calibration has jumped around. Have spare standby tank level transducer and wire connector on standby but may be a larger system control issue. The equipment is wearing out.

2) **Existing Sewer Operations**

- Intermittent High Pump Amperage Alarms (Pumping rags???) - 3 calls since 3/3/2020
- Sewer Grinder out 12/26/2019. Grinder installed 2013. Replacement options may exceed the \$20,000 Budget Limit, consider delivery time, warranty and service availability. After discussion, Matt H moved to authorize Rendezvous Engineering to purchase the new Taskmaster Grinder and have APE install it with a price not to exceed \$22,000. Kent seconded the motion, and all voted in favor.

3) **WWDC Project / Ground Water Exploration.**

Exploratory Well Groundwater Well Project

- Spent thru March \$168,311.82 / Budget \$245,500
- Pay Request #3, Need ISD signature so Rendezvous can forward to WWDC for payment.
- Work remaining: Final Report and analysis, close out contracts/permits, site reclamation (estimated cost to complete: \$15,000)
- Projected budget remaining: \$62,188.18
- Test Hole #2 – Encountered bed rock at 331 ft, stopped drilling at 347 ft. Short of 500 ft target. Efforts to pump test upper water producing zone suspended due to hole collapse below the 40 ft steel casing.
- Test Hole #3 funding request to WWDC - submitted on 3/31/2020. Estimated cost: \$79,000. Additional funding needed: $\$79,000 - 62188.86 = \$16,811.82$
- Groundwater geology concerns from Kevin Boyce, WWDC – Bern Hinckley response.
- Consider budget increase to add pump testing option (Approximately \$35,000 more).

b. Landino Easement Discussion

Nicole Krieger joined the Zoom meeting to discuss the easement. She has discussed the changes requested by the board with the Landino's attorney and he seemed amenable to them and will review them with his clients. The new easement will need to be approved before discontinuing the old easement. The board will authorize Rich or Bob to sign the final agreement once it has been finalized. Nicole did advise the Landino's attorney that there may be a potential conflict as the Melody Ranch HOA attorney works at the same law firm. GTPM will update the HOA board on the easement.

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. Kent will draft something up to get an MOU in the process between the HOA and the ISD. He will work with Jonathan Robinson, HOA Board President on this document.

5. New Business:

a) Water leak discussion re. billing

The board wants to be fair in handling the water leaks within the neighborhood.

Historically, they have not forgiven the water bills when the owner has had a leak, but they are willing to allow the owner three months to pay off the bill without penalty or risk of shut off.

6. Financial and Delinquent Review

The board would like to continue the billing process and maintain the delinquency procedures as they are written. However, if an owner has a hardship considering the current Coronavirus pandemic, they will review and discuss on a case-by-case basis.

7. 2020-2021 Draft Budget Discussion

The board review the draft budget for 2020-2021. A few adjustments were suggested to accommodate the increase in snow removal expenses. Rich suggested that the ISD look into a Goldman Sachs online savings account. It is FDIC insured with a current rate of 1.55%. Rich will send a link.

8. Adjournment 3:18