

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, May 13, 2020 1:30 pm
ZOOM Meeting
MINUTES

1. CALL TO ORDER: 1:32

Bob Hammond

Rob Bacani, GTPM

Kent Van Riper

Demerie Edington, GTPM

Rich Bloom

Matt Hare

Matt Ostdiek, Rendezvous Engineering

Jim Miller

2. Approval of Minutes, April 15, 2020

Rich moved to approve the minutes from 4/15/20. Matt seconded the motion, all voted in favor.

3. Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

1) **Existing Water Operations**

- Booster Pump #1 small water drip continues.
- Replaced tank level transducer, appears to have resolve the control issues.
- Maintenance Operations soon to begin: Fire hydrant flushing, turn valves and curbstops.

2) **Existing Sewer Operations**

- Control and Telemetry Upgrades Installed, work remaining.
- Intermittent High Pump Amperage Alarms (Pumping rags???) - 6 calls since 4/15/2020
- New grinder ordered on 4/17/2020. Expected ship date 6/19/20
- Maintenance Operations soon to begin: Manhole Inspections.

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

Exploratory Well Groundwater Well Project

- Dover Drilling completed cleanup efforts on 5/11/2020.
- South Park Nursery & Landscaping to begin work: 5/13-14 weather dependent.
- Spent thru March \$168,311.82 / Budget \$245,500
- 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 #3 amended funding request to WWDC - submitted on 4/15/2020. Original Estimated cost: \$79,000. Amended Cost with additional testing: \$129,000. Additional funding needed: \$129,000 – 62,000 = \$67,000
- Groundwater geology concerns from Kevin Boyce, WWDC – Bern Hinckley response dated 4/14/2020.
- Paul VonGontard, Schedule for returning to Jackson delayed due to Covid-19 risk.
- WWDO Recommendation: **DO NOT FUND** – Concern potential water rights conflicts and risk of drilling fluid contamination with Melody Ranch Headquarters Well.
- Recommend issuing request to table additional funding request until August 12-14 WWDC Meeting. Draft letter request from ISD to WWDO. Rich moved to have this letter signed by a board officer and have it submitted. Kent seconded the motion, and all voted in favor.

4) **Valve Repairs – No progress to report on currently**

- Drinking Water-State Revolving Fund is requiring bid document revisions to award a time and materials-based contract.
- Work Pending – Working out formula for contract award based on qualifications and price.
- Proceed with bid process when authorized by State. Construction delayed until fall 2020.
- New DEQ Discharge Permit has been issued.

b) Landino Easement Discussion

Ready to execute with 20ft easement shift. The HOA has signed their portion of the easement document. The Landinos attorney agreed to the document and it just needs to be signed by them. Rich moved to have an officer sign the document for the ISD once the Landinos have executed the document. Kent seconded the motion, all voted in favor. The clean up on their lot should happen within the next few days, weather permitting. Matt O. will advise the Landinos of that.

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 is planning to attend the HOA board meeting to review the points for the MOU with them.

4. Financial and Delinquent Review

~ Tom Knauss is once again delinquent and has now received the certified letter advising him that his water will be turned off if full payment is not received by June 3rd. The ISD would like to have GTPM touch base with them before shut-off is requested.

~ The Goldman Sachs banking option that Rich mentioned at the last meeting is not available to the ISD, so they will continue to work with First Interstate Bank and Rob from GTPM on the rotating CDs as they mature trying to earn as much interest for the ISD as possible.

5. 2020-2021 Draft Budget Discussion

~ Last year the state auditor noted that the current 40/40/20 split of reserves was not sufficient, and an actual dollar amount would need to be indicated on the budget. Rob noted that all items are earmarked within the budget according to the water/sewer/road split designation. Rich moved that \$400,000 be designated in the budget to be allocated for true maintenance reserves to be accessed for capital replacements. Kent seconded the motion, and all voted in favor.

The 2020-21 budget is balanced and accounts for the increase in snow removal expenses and other issues discussed at the previous meeting.

Rich moved to approve the budget and present it to the public at a formal meeting next month for ratification. Kent seconded the motion, and all voted in favor.

6. Adjournment 2:10

The budget meeting will be scheduled for June 24th at 5:00 pm.

~ Demerie will ask Nicole if this can be done “legally” by Zoom considering social distancing requirements. Notice will be published in the newspaper in accordance with state statute.