

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, January 27, 2021 3:00 pm

ZOOM

MINUTES

1. CALL TO ORDER – 3:04

Bob Hammond

Jim Hammerel

Rich Bloom

Matt Hare

Kent Van Riper

Demerie Edington, GTPM

Deb Lutz, GTPM

Matt Ostdiek, Rendezvous Engineering

2. Approval of Minutes, December 16, 2020

Rich moved to approve the meeting minutes with edits. Kent seconded the motion, all voted in favor.

3. Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

1) **Existing Water Operations**

- Booster Pump #1 rebuilt and installed yesterday. Maintenance on other pumps today.

2) **Existing Sewer Operations**

- Intermittent High Pump Amperage Alarms (Pumping rags) - 10 calls since 11/18/2020
- Sewage flows:
 - December Holidays: 15,000 – 19,000 gallons per day.
 - Currently: Down to about 13,000-15,000 gallons per day

3) **Generator Maintenance Proposals** – Cummins Sales and Service – West Valley Utah

- Booter Pump Station - \$1,292.66 Completed, waiting for invoice.

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

Exploratory Well Groundwater Well Project

- Spent thru May \$186,009.89 / Budget \$245,500 (Remaining \$59,490.11)
- Current Pay Request #6: \$5,018.00

- Work remaining: Final Report and analysis, close out contracts/permits, (estimated cost to complete: 10,000)
- Projected budget remaining: **\$49,490.11** – Matt O. will check on any expiration date on this funding.

5) **WWDC Water System Improvement Project.**

- 10% Design submittal completed 9/15/2020.
- **WWDO concerns**
 - Project cost overrun.
 - New well cannot interfere with existing wells.
 - Booster pump capacity (DEQ)
 - Water tank storage (DEQ)
 - WWDO wants a new plan.
- **Alternate Well Location**
 - Option 1 - Melody Ranch Drive (current plan, but deep)
 - Option 2 – South Park Loop Road – North
This option is in the utility easement on VonGontard property and is preferred by the ISD. The board discussed being prepared to offer to pay for an independent analysis to be done by a geologist to confirm there is no threat to the existing well.
 - Option 3 – South Park Loop Road – South
This would require permitting from the County to use the county road right-of-way.

Melody Ranch Investments Property

- Easement negotiation is ongoing between Bob Ablondi and Dave Larson
- Independent Geologist
- Well Drawdown Limit Agreement

Teton County Road Right of Way

- Concern about above ground structure in right of way
- Road crossing with water main, normal approval
- County Commission normally does not need to approve.

• **DEQ Concerns:**

- Peak water demand is too high.
- Might consider a phase improvement approach but would not commit.

• **Office of State Lands and Investments**

- Loan term expires **01/31/2021**.
Rich moved to authorize Bob to sign the loan extension paperwork.
Kent seconded the motion, and all voted in favor.
- Request additional loan funding.

Discuss plan options to move project forward.

- Plan A Additional Loan Only
- Plan B – Additional Loan and Grant Funding
- Plan C – WWDC Level II Study

~The board would like to shoot for Plan A with cooperation from Paul VonGontard.

Exploratory Well #3

- Need to start early spring 2021 to have revised project costs for June.
- Drill deep test hole only \$70,000 - \$80,000 (drilling/engineer/geologist)
- Drill and pump test deep hole \$90,000 - \$100,000.
- Ground Water Grant Funding Remaining: \$49,490
 75% Grant Funding: \$37,117

6) Valve Repairs

- Did document revisions to award a time and materials-based contract but it has not been submitted.
- Four component contractor selection formula
 - Contractor's Original Bid
 - Hourly Labor and Equipment Price List
 - Contractor Qualifications (Filled out by Contractor, based on points)
 - Selection Team Qualifications Ranking, based on points.
- Need to submit concept to OSLI/WWDC for approval.

7) Rendezvous Engineering Billing:

- Ground Water Grant - Current Pay Request #6: \$5,018.00
- Water System Improvements
 - Preliminary Design, 10% - \$11,000 Budget – Matt O. will submit that for payment to the state.
 - Final Design (Draft Spent \$58,000) / Budget \$76,000

b) Discuss an agreement (MOU) between ISD/HOA

Storage area, pathway, entrance irrigation and vegetation maintenance, Irrigation culvert maintenance, bike racks, plowing of sales office drive and mailboxes. Kent reported that he met with Jonathan Robinson from the HOA, GTPM and representatives from Wyoming Landscape and Evergreen Tree Care earlier in the day.

The purpose of the meeting was to figure out what services were being provided in Melody Ranch and what entity was being billed for those services. GTPM will be writing a summary to share about the billing process as they are the gatekeeper between all parties. The purpose of the MOU is to codify and document how things operate. The ISD would like to keep this MOU more vague which would allow for more flexibility to be less cumbersome. Jim asked about ownership of the buck rail fence that goes along the perimeter of Melody Ranch. Rich responded that most of it falls to the HOA for ownership and maintenance. The ISD would be supportive of that fence being removed as it begins to deteriorate. The ball is in the HOA court.

c) Discussion about planting in the road lots by homeowners

Rich worked with Nicole on a document to share with owners about the road lots.

This has been circulated through the board and as edited is ready to be distributed to owners. Jim moved to send the mailing (a 1-page document with a visual aid on the back side) out with the annual meeting packet. Kent seconded the motion, and all voted in favor.

4. New Business:

With the annual meeting coming up in March, Bob agreed to provide an ISD summary at the meeting as he has done in years passed. That meeting is Monday, March 8th at 5:30 via Zoom.

5. Financial and Delinquent Review

Demerie discussed the delinquent accounts noting that GTPM is contacting individual owners regarding their accounts since there were some that were not receiving the invoices, some that were still relying on the old autopay system (unaware that it had been shut off) and some that had confusion about the new system. There are no accounts that are severely delinquent and GTPM will continue to work on the accounts to get everyone up to speed.

The board reviewed the financials, please to have finally received invoices from Rendezvous Engineering for work done in the last 6 months. With a complete picture and financial report, Rich moved to accept the financials. Kent seconded the motion, and all voted in favor.

6. Adjournment