

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Wednesday, February 24, 2021 3:00 pm
ZOOM
MINUTES

1) CALL TO ORDER – 3:02

Bob Hammond	Tina Korpi, GTPM
Jim Hammerel	Demerie Edington, GTPM
Rich Bloom	Deb Lutz, GTPM
Matt Hare	Matt Ostdiek, Rendezvous Engineering
Kent Van Riper	Bob Ablondi, Rendezvous Engineering

2) Approval of Minutes, January 27, 2021

Jim moved to approve the meeting minutes as amended. Kent seconded the motion, all voted in favor.

3) Old Business:

a) Update from Matt Ostdiek, Rendezvous Engineering

- The water system is running well.
- There were several power outages the other day and the sewer grinder had to be restarted, but the sewer lift station pumps came right back on automatically. Water booster pumps came on automatically, but needed to clear alarm at the booster pumps station.
- The chain drive broke on water booster pump #1 and will need to be replaced.
- Josh Robinson reported hearing a leak in his line (he lives on Mustang). When the water was turned off at the curb stop it verified the leak is in his section of line to the house. He will be repairing this issue.
- Bob Ablondi spoke to Dave Larson (who is representing Paul vonGontard). In consulting with our hydrologist, Bern Hinckley it was decided that the new well should be moved west and south to avoid the breccia rock formation found at the test hole #2. Two options were considered: 1) Locate test hole #3 south and west across South Park Loop Road; and 2) Locate test hole #3 north and west adjacent to the landscape berm. Paul VonGontard prefers the northern option in his field, which is in dedicated open space. This location will be over 300' away from his main, deep well so as to provide separation. This location is a couple hundred feet west from test hole #2. Separation

distance will be required from the two sanitary sewer lines that run through the field to the north of this proposed location. A small diameter exploratory well will be initially drilled to about 500 ft deep to verify if the coarse sand target layer is present. The exploratory well will utilize the funds (\$59,490.11) remaining in the Wyoming Water Development Office (WWDO) groundwater exploration project. The exploratory well grant funding is 75% grant and 25% ISD match (\$44,617.58 of grant funds remaining). The board is supportive of this location provided it is a deeper well. Rendezvous will run this location by Bern Hinckley again and then will consult with Kevin Boyce and other WWDO staff to verify support for a 3rd test well attempt. If that is approved, then an easement will need to be secured and costs updated before drilling can commence.

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. The ball is still with the HOA in this matter. The ISD wants this document to be vague whereas the HOA is looking for more precision and details in the document. There was a meeting with the two groups and the landscape and snow removal contractors to discuss billing and responsibility which was clear and easy to follow. This has been in the works since October 2019, and the ISD board is ready to adopt an MOU without the HOA involvement in order to get it done, memorialize information and move on. Tina will speak to the HOA and try to get this moved along.

c) Landscaping road lots

The ISD would like the language of the road lots to be included in the new owner welcome letter and for the disclaimer bullets to be included in any approval letter of landscaping in a road lot by the HOA.

4) Financial and Delinquent Review

The board would like to receive a balance sheet indicating where the money is currently located. The loan extension has not yet been received from the state.

There are quite a few owners who have still not figured out the new autopay service and they have now all received the 1st delinquent letter. Every owner was advised several times about the switch. It has been in the newsletters for three months, owners have received calls, emails, or both to remind and encourage them about the new service and to encourage them to bring their accounts current.

5) Adjournment 4:14