

The Meadows of Melody Ranch ISD

Board of Director's Meeting
Wednesday, October 27, 2021
3:00pm MST- Zoom Meeting

Minutes

Call to order:

In Attendance: Bob Hammond- President
Rich Bloom- Vice President
Matt Hare- Treasurer
Kent Van Riper- Board Member
Jim Hammerel- Board Member
Matt Ostdiek- Rendezvous Eng.
Tina Korpi- GTPM
Deb Lutz- GTPM

Approval of the agenda: **1st Kent Van Riper 2nd Rich Bloom passes unanimously**

1. Approval of the minutes:
 - a. Should we use lot numbers or names on our minutes
 - i. Rich- put name and lot number just to be clear
 - b. **1st Kent Van Riper 2nd Jim Hammerel passes unanimously**

Old Business:

1. Matt Ostdiek- ACTION ITEMS
 - a. 10% Design Report- Completed
 - b. Easement Diagram- Completed
 - c. Willow Trimming at pump house- Notify GTPM when designated area it defined
 - i. Area to be cleared has been flagged. Communication with GTPM was not completed so this work still needs to be done.
 - d. 25 curbstops- Actions and addresses- Rendezvous Engineering to prepare list.
 - i. Exercising existing curbstops- Matt contacted Westwood Curtis and they are willing to assist with this work this fall.
2. Deb Lutz/ GTPM- ACTION ITEMS
 - a. Wyoming Landscaping extension of contract
 - i. Wyoming Landscape will get back to GTPM end of week, Nov 5, 2021.
 - ii. Tina- Wyoming Landscape is in a holding pattern right now. Tina will check back with Nick in a few weeks when fall clean-up slows down.
 - iii. Debbie will post in the newsletter about Plowing season is upon us and to be courteous to the snowplow drivers who work so hard to keep Melody Ranch roads safe and passable during the winter months.

- b. Website updates
 - i. A few hiccups but all should be updated by Nov 5, 2021.
 - ii. Debbie and Jim Hammerel will set up a screen share to help get Debbie up to speed and update our minutes and budget before next meeting.
 - c. Spring 2022 Hofland Sweeping & Parking Lot Striping
 - i. Confirmed on schedule
 - 1. Add to "Pending Items"
 - d. Grinder Letter
 - i. Letter was delivered and added to the newsletter.
 - 1. Make sure that a PDF is sent and not a Word Document.
3. Meeting Recordings archive- Bob Hammond
- a. Executive Session
 - b. Jim Hammerel- Moved to Direct GTPM to record and archive video and audio meetings and save to one computer. Motion died for lack of a second.**
 - i. 1st Rich Bloom moves to record meetings and hold on to them to until we can form accurate minutes, not be erased until after approval of minutes have taken place. 2nd Matt Hare. Passes 4 votes in favor, 1 vote against.**
4. Cummings Sales & Service Planned Maintenance Agreement
- a. See Attached
 - i. Bob signed the agreement and sent it back.
5. Top 25 Water Users- Kent Van Riper
- a. Bob would like to continue to keeping an eye on this throughout the winter.
 - i. Kent agrees and will continue to do this.
6. GTPM Contract
- a. See Attached
 - i. 1st Rich Bloom, Bob Hammond or Rich Bloom to sign contract- 2nd Kent Van Riper passes unanimously**

New Business:

- 2. Amendment One to the groundwater exploration grant
 - a. Bob signed to renew, and it was mailed on Oct 20, 2021- See Attached
- 3. Temporary test well easement and access agreement.
 - a. See Attached
 - i. 1st Rich Bloom, authorize Bob Hammond to sign on boards behalf and get it to our attorney and so she can record it, 2nd Kent Van Riper- passes 4 votes in favor, 1 vote against**

1. Bob will set up a time to meet with the ISD attorney to get it recorded.
- ii. WWDO, Sol Britch outlining options to proceed with drilling a third test well.
1. First option- Use the remaining ground water grant money and the district pays all remaining cost for the test well.
 2. Second option- Use other funding with Water Development including the loan money from the State Lands Investment Office. This requires a formal bid process that includes all Federal funding requirements including the by American provisions. These requirements tend to discourage bidders and could delay the drilling schedule.
 3. Third option- District funds entire test well at its own expense and does not involve Water Development.
 - a. Matt Ostdiek expressed concern that the letter indicates that WWDO will not authorize funding for costs exceeding the well construction budget from the original Level 1 study for the shallow well. The deep well option will cost more. Our project approach has been to go for a deeper well while saving transmission line cost. The letter does not indicate, WWDO will hold fast to this position. WWDO wants to see if we have a good production well first. From Water Developments prospective, they prefer a longer transmission line. They don't appear to have much confidence in the deep well options. In a phone conversation with Sol, Matt responded that the District does not have money to do both options, deep well and a long transmission line.
 - i. Sol Britch requested a letter and/or documentation in the Districts meeting minutes indicating the option chosen by the District.
 1. **1st Rich Bloom moves to approve Bob Hammond sending off a short letter endorsing option One (1) also with a copy of the executed easement. 2nd Kent Van Riper. Passes unanimously.**
 4. Matt Ostdiek spoke to Dover Drilling, due to Covid running through their crew, they are behind schedule and the soonest they can begin drilling will be March 2022. Matt O. stated that if the test well is completed early in the spring, drilling for the production well could begin late spring/ early summer.

4. Replacement of Matt Hare as board member/ treasure
 - a. Debbie to put notice in the newsletter for board position opening.
 - b. Board members to ask around for interested parties.
 - c. Rich Bloom said we will want to interview any applicants.

Set Next meeting date: December 1, 2021- 3pm via Zoom

Adjourn: **4:16pm**