

# The Meadows of Melody Ranch ISD

Quarterly

Board of Director's Meeting

Wednesday, April 20, 2022

3:00pm MST- Zoom Meeting

## Minutes

Call to order:

Attendance: Rich Bloom- Vice President                      Matt Ostdiek- Rendezvous Engineering  
Jim Hammerel- Treasurer                                      Deb Lutz- GTPM  
Kent Van Riper- Board Member

Approval of the agenda: **Jim Hammerel move to approve, Kent Van Riper 2<sup>nd</sup>- passes unanimously.**

Approval of the minutes: **Kent Van Riper move to approve, Jim Hammerel 2<sup>nd</sup>- 2 yea, 1 abstain- motion passes**

Old Business:

1. Matt Ostdiek- ACTION ITEMS
  - a. Rendezvous Engineering 10% Design response letter to WWDO
    - i. **On hold indefinitely**
  - b. Chlorine System- Bad solenoid valve
    - i. **Repair parts arrived, need to install**
      1. **We have been running on one value because of the one that is down. Repair parts are here and Matt Ostdiek will work on getting this repaired.**
  - c. 25 curbstops- Actions and addresses
    - i. **No progress to report**
  - d. Clearing Willows at sewer lift station
    - i. **Scheduled for this Spring 2022**
      1. **Debbie to schedule Evergreen Tree Care to get this taken care of.**

New Business:

1. Matt Ostdiek
  - a. Water System Operation
    - i. Control Panel light going out
      1. **This part is very pricey due to our system being quite old. Matt Ostdiek will hang on as long as he can before he orders a new light.**
      2. **Our Hour Meter has gone out. Matt Ostdiek has ordered a new one and will install when it is delivered.**

- ii. Water system pressure fluctuations
  - 1. This is due to higher water usage and our smaller pumps are starting to have issues keeping up, so they are constantly switching to the larger pumps. Matt Ostdiek will continue to keep an eye on this.
- iii. Major water quality testing requirements this year
  - 1. Every three years the EPA requires us to do extensive testing. This is done in the spring so Matt Ostdiek will be working on getting this completed.
- b. Sewer System Operation
  - i. Pump #2 seal failure light
    - 1. This is the closets one to the grinder and is the one we get the most calls for high amps. Pumb #2 has been shut off, so we have only been running on pump #1 since before spring break. Matt Ostdiek is working on a proposal to repair pump #2. He will get the board the proposal as soon as he receives it.
  - ii. Sewer main jetting/ TV inspection
    - 1. This has been budgeted so we will move forward. Matt Ostdiek will coordinate with Val Cotter, whom we accepted the bid for this project. Val Cotter did this work for us last time in 2016, so they know our system and will do a good job. This will be done this spring while water levels are favorable for this project.
- c. Water System Improvement Project
  - i. Rendezvous Engineering billings
    - 1. The board will host a special meeting on the billings we have received.
- d. Ground water exploration project
  - i. Test Well- progress update
    - 1. Good Course material and water about 30 feet down to approximately 70 feet down. This will produce good water like we have with our working well currently. The concern is that this is shallow water production. We have continued to drill to about 275 feet and hit problems with courser rocks and a lot of sand which caused poor circulation. This has caused the hole to collapse near the bottom. Driller has experienced equipment issues which delayed the drilling for a few days. We are currently at about 295 feet. Things have looked positive, but drilling is slow due to multiple mechanical failures.
    - 2. Complications/ Cost concerns/ schedule
      - a. Rendezvous Engineering and Geologists costs are over budget due to equipment failures and the extension of project. Drilling company will not charge for extended time due to their equipment.
- e. 2022 Water Valve Repair Project
  - i. Valve repair progress update
    - 1. To date we have repaired 14 valves and have found 4 valves that were leaking water.
      - a. We need to do an additional valve on Melody Ranch drive. Unfortunately, the crew could not get to it as they were scheduled at another job location.

- b. We located a fire hydrant that the bolts had corroded away which created a safety issue, so we focused on getting those bolts replaced.
  - i. Kent Van Riper- does this mean the rest of our hydrants could have the same issues? Matt Ostdiek confirms that this is going to need to be done to the rest of our hydrants in Melody Ranch.
    - 1. Rich Bloom- Matt Ostdiek to put together a phase 3 valve repair estimate so the board can plan and budget for what we will still need to fix. Matt Ostdiek- We have 6 valves and one more fire hydrant in Wind River Townhomes alone that will need repair in our next phase of valve repairs.

#### Misc. Items

1. Deb Lutz/ GTPM- ACTION ITEMS
  - a. Memorandum of Understanding
    - i. Has been finalized and sent to the HOA
  - b. Wyoming Landscaping extension of contract
    - i. Awaiting new contract for signing
      1. Jim Hammerel- We will need this for our budget next meeting. Debbie will make sure our proposal is completed for the budget.
  - c. Valve Repair complaint update
    - i. Road, irrigation and lawn repairs
      1. Rich Bloom- Let's stick with Bushong to complete this project because has already been subcontracted to help with the drilling company. Matt Ostdiek will work with Bushong to complete the needed repairs.
  - d. Homeowners with a pattern of 0 water use
    - i. Town of Jackson reading systems were frozen we will wait until May readings to reevaluate this issue.
  - e. Tiered Water Billing System
    - i. Bob Hammond and Debbie met to review TOPS and its ability to perform "Tiered Water billing"
      1. Jim Hammerel- has worked up an idea for tiered water billing that will be discussed so we can put it in the budget.
      2. Rich Bloom- Lets set up a special meeting to talk about tiered water billing and the Rendezvous Engineering billing. Suggests April 27<sup>th</sup>, 3pm. Debbie will work on setting this up.
  - f. Spring 2022 Hofland Sweeping & Parking Lot Striping
    - i. Confirmed for this spring
      1. Debbie to call and get a date. Repair work from our valves may need to be completed before this occurs.
2. New Board Member opening

Set Next meeting date: May 18, 2022, 3pm.

Adjourn: 4:10pm