

# The Meadows of Melody Ranch ISD

Quarterly

Board of Director's Meeting

Wednesday, May 18, 2022

3:00pm MST- Zoom Meeting

## Minutes

Call to order: 3:00pm

Attendance: Bob Hammond- President  
Rich Bloom- Vice President  
Jim Hammerel- Treasurer  
Kent Van Riper- Board Member  
Robert Wikoff- Home Owner  
Matt Ostdiek- Rendezvous Eng.  
Robert Bacani- GTPM  
Deb Lutz- GTPM

Approval of the agenda: Rich Bloom moves to approve, Jim Hammerel 2<sup>nd</sup>- passes unanimously

Approval of the minutes: April 20, 2022 Minutes- Rich Bloom moved to approve, Jim Hammerel 2<sup>nd</sup>- passes unanimously  
May 9, 2022 Special Minutes- Rich Bloom moved to approve, with the addition that lot taxes will remain the same at \$450 per year, and the tiered billing begins 0 to 60,000 at \$2.10 per 1000 gallons and 60,000 and above will be billed out at \$3.00 per 1000 gallons. Jim Hammerel 2<sup>nd</sup>- passes unanimously

Old Business:

### 1. Matt Ostdiek- ACTION ITEMS

- a. Rendezvous Engineering 10% Design response letter to WWDO
  - i. On hold indefinitely- remove off agenda this will not be responded to
- b. Chlorine System- Bad solenoid valve
  - i. Valve Repair completed; second valve needs repair- Parts arrived 5/17/22 will install in the next couple days
- c. 25 curbstops- Actions and addresses
  - i. No progress to report
- d. Clearing Willows at sewer lift station
  - i. Thanks to Matt Ostdiek this has been completed
- e. Valve project irrigation/ road paving/ lawn repair work.
  - i. Completed 13 valves and 1 fire hydrant
    1. There are more valves and more fire hydrants that will need repair in the near future. Fire hydrant bolts have deteriorated with natural erosion. Matt Ostdiek is working to get them back as soon as possible.
    2. Kent Van Riper- How many more valves need to get repaired?
      - a. Matt Ostdiek- At least 10 or 12 valves and a fire hydrant.
  - ii. Extra Valve was not completed

- iii. Westwood Curtis invoice \$80,638.73, under review, additional mobilization charges expected.
- iv. We do have spare parts left over in case we need them in the near future
- v. Irrigation and landscape repair
  - 1. Matt Ostdiek has a call in for scheduling
- vi. Road patching
- vii. Matt Ostdiek has a call in for scheduling- Evans Construction

## Budget

- 1. Rob Bacani
  - a. Presented annual budget
    - i. Add \$120,000 for future valve repairs- March 2023
  - b. The Budget needs to be confirmed by the end of May for our "Legal" in the paper.
    - i. Rob Bacani will put it together this week.

## New Business:

- 2. Matt Ostdiek
  - a. Water System Operation
    - i. Control Panel light going out
      - 1. Repaired with LED aftermarket light
        - a. In place and running correctly
    - ii. Water system pressure fluctuations
      - 1. Replaced BP1 pressure sensor, still monitoring adjustments
    - iii. Major water quality testing requirements this year
      - 1. Collect samples next week
  - b. Sewer System Operation
    - i. Pump #2 seal failure light
      - 1. Seal has failed it is down
      - 2. Parts ordered awaiting delivery
        - a. Matt Ostdiek has sent the repair in for an estimate
      - 3. Backup pump considerations
        - a. System is at its max and irrigation season isn't even in full swing.
      - 4. Bob Hammond- Feels we should get a back-up pump incase this happens again.
        - a. Kent Van Riper- Should we just get spare parts to have on hand to repair the pump we have so we don't have to wait 6 weeks to get parts when we need them.
          - i. Matt Ostdiek to look at purchasing spare parts to have on hand.
    - ii. Sewer main jetting/ TV inspection
      - 1. Val Kotter Contract- \$38,430.00 is in budget to repair
        - a. This will take place mid July 2022
  - c. Water System Improvement Project
    - i. Rendezvous Engineering billings
      - 1. See minutes from 5/9/22 Special Meeting
    - ii. Potential State of Wyoming grant and loan funding
      - 1. Shallow well verses deep well
      - 2. Amended Moving forward options
      - 3. WWDC project/ Drinking water loan

- d. Ground water exploration project
  - i. Test Well- progress update
    - 1. Complications/ Cost concerns/ schedule
    - 2. Water production 420 to 493 ft, but lots of fine sand
      - a. We got casing down to 477 ft. We are getting water production.
      - b. Stopped drilling at 493 ft.
        - i. Ran pump test- getting 200 gallons a minute
          - 1. We like to see better than 600 to 800 gallons per minute
        - ii. Seems filtering out the fine sand is our challenge to get a higher per gallon production. This well will produce water.
        - iii. May cost quite a bit to put in a well that will screen out the fine sand production.
        - iv. Matt Ostdiek pulled the plug on the project May 17 due to cost issues. Rendezvous Eng. is now looking at our options.
    - 3. Rich Bloom- What is Rendezvous recommendation at this point
      - a. Matt Ostdiek- There is two options
        - i. The least expense option is to develop shallower water.
        - ii. We do feel there is enough water in the deeper area but will cost a whole lot more.
      - b. Matt Ostdiek will meet with Geologist next week to go over the options.
  - ii. Compare billing
    - 1. Debbie to send current billing to Matt Ostdiek
    - 2. Jim Hammerel sent the 2021 numbers to Matt Ostdiek
- e. Yard hydrant by Town Homes
  - i. Debbie and Matt Ostdiek to work together to make it usable for our landscaping companies but not open to the public.
    - 1. Matt Ostdiek and Debbie to have phone conversation to get this done in the next few days.
      - a. Landscaping company is only using up to 300 gallons twice a year at this location really not need to bill the HOA.

#### Misc. Items

- 1. Deb Lutz/ GTPM- ACTION ITEMS
  - a. Approval needed- Wyoming Landscaping extension of contract
    - i. Looks like approximately a 20% increase with new contract.
    - ii. This is a 2-year contract
      - 1. **Kent Van Riper moves to have Bob Hammond move forward to execute the new winter contract with WY Landscape, Jim Hammerel 2<sup>nd</sup>- passed unanimously.**
  - b. Tiered Water Billing System- Jim Hammerel
  - c. Budget Hearing Meeting
    - i. Last year was June 29<sup>th</sup>. Need to set this year's date.
      - 1. Budget hearing will be June 29<sup>th</sup> at 5:30pm

- d. Election of board seats available- three seats are expiring Fall of 2022 and the term is four years per seat.
    - i. Mid July I will need to publish in the newspaper how many seats we have available
    - ii. Interested candidates will need to file an application with the Secretary of the district so their names will be printed on the official ballot. This will take place mid-August.
  - e. Spring 2022 Hofland Sweeping & Parking Lot Striping
    - i. Confirmed for this spring
2. Newsletter topics for June 2022 publication.

Set Next meeting date: No meeting date set

Adjourn: Kent Van Riper moves to adjourn, Jim Hammerel 2<sup>nd</sup>- passed unanimously at 4:45pm