

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Tuesday, July 11, 2023 2:00 pm
Zoom

MINUTES

CALL TO ORDER: 2:03

Attendance:

Bob Hammond- President	Demerie Edington - GTPM
Kent Van Riper- VP	
Jim Hammerel- Treasurer	
Robert Wikoff- Board Member	Nicole Krieger, Attorney
Justin Daraie- Board Member	Matt Ostdiek- Rendezvous Engineering

1. Approval of Minutes,
June 29, 2023 and May 31, 2023, Tabled

2. Old Business
 - a. Resolution for the TOJ Agreement
Nicole wanted to make sure that the resolution she drafted that was previously passed was done so again in a meeting where it was properly noticed on the agenda. Kent moved to approve the resolution that authorizes Bob Hammond to sign the Wastewater and Use Agreement between the Melody Ranch ISD and the Town of Jackson. Jim seconded the motion which passed unanimously. Nicole will send the resolution to all board members via DocuSign and Bob will need to physically sign the actual Agreement in person.

 - b. Connection Fee Discussion
Nicole would recommend that the ISD notify owners of the agreement with LVE to connect to the sewer system prior to everything being fully executed. This will allow homeowners to ask questions or provide feedback to the ISD, although none are expected since there is no negative impact on owners.
In regard to the actual connection fee, every district has their own system of establishing this fee. Jim moved to have the ISD adopt the Town of Jackson fee schedule as their own. Robert seconded the motion and the motion passed unanimously. The connection fee may need to be adjusted once a capital reserve/asset study is conducted. The annual use fee is currently \$90 per lot per year.

This amount is calculated by assessing 20% of the annual Melody Ranch property tax assessment and may fluctuate from year-to-year.

c. Well Pump Update

Matt reported that it has taken Weber Drilling three weeks to pull the pump and ascertain that the motor is not spinning and the shaft has twisted. There is some corrosion on this pump which is 7 years old. The motor was replaced only 2 years ago but only had a 1-year warranty. The board asked Matt to try and track down a new pump and motor to get the District by until the full water project is done. If he is unable to find one in the “scrap yards” the board instructed Matt to purchase and install a new pump and motor (which may cost around \$7,000). The concern right now is that Melody is close to meeting peak water use and the one working pump is running 18-hours every day and pumping 420,000 gallons per day; near capacity. Kent will draft a letter to all owners requesting that they voluntarily cut back on water consumption and use, specifically in their landscaping to try and protect this pump from maxing out or breaking down.

Matt also noted that there has been an influx of alarms on the sewer lift station. This is due, in large part to people flushing wipes in the toilets. Matt will have APE from Idaho Falls pull the grinder out to adjust it and do some maintenance.

The DEQ and State Engineering offices have not provided permits yet in regard to the well drilling. Matt will prepare the documents that will be needed to request bids once those permits are received.

The booster pump arrived, but it had the wrong seals. It will take two weeks for the one with the right seals to arrive in Idaho Falls and the cost was \$27,350.

The sewer lift station is pumping an average of 25,000 gallons per day. This is down from the 60,000 gallons per day last year, so the repairs that were done have made a significant difference.

Rigg Turner has been working with Matt as an Engineering Intern in Melody Ranch. He has located and exercised curb stops and is going through the sewer videos. This has been helpful to Matt to get some of these projects completed.

3. Schedule Next Meeting to be determined via email

4. Adjournment 3:01