

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Tuesday, October 17, 2023 12:00 pm
Zoom

MINUTES

CALL TO ORDER: 2:03

Attendance:

Bob Hammond- President

Demerie Edington - GTPM

Kent Van Riper- VP

Debbie Lutz - GTPM

Jim Hammerel- Treasurer

Tina Korpi - GTPM

Robert Wikoff- Board Member

Justin Daraie- Board Member

Matt Ostdiek- Rendezvous Engineering

Rich Bloom, ISD Advisor

1. Call to Order 12:02

2. Approval of Minutes,

Jim moved to approve the minutes from June 29, 2023, May 31, 2023 and July 11, 2023, as discussed and revised. Kent seconded the motion. All voted in favor.

3. Financial Report

a. Year-to-date financials

The board reviewed the current financials for the ISD. \$58,645 has been collected in revenue in the first quarter. Expenses total \$80,218 with a majority of funds being spent on road work and engineering expenses. There has also been \$49,164 spent from the maintenance reserve account for special projects. There is currently \$21,577 in the operating account and \$398,702 in the reserve account. The board inquired about why there hasn't been a sweep of funds from operating to the reserve account this quarter. GTPM will look into that disbursement. Kent moved to approve the financial statement., Jim approved, and the motion passed unanimously.

b. Delinquent Account Update

Demerie reviewed the delinquent report noting that there were no accounts over 60 days past due and the collections are in good order.

4. Old Business

a. Rendezvous Engineering Update

1) Well Project Bids / Schedule

Matt Ostdiek advised the board that while 5 bidders initially expressed an interest in this project, there were 0 bids received. This was in spite of Matt reaching out to every registered well drilling contractor listed with the state of Wyoming (and a few in eastern Idaho). Matt recommended re-bidding the project with extended completion dates. Exploratory drilling should happen in the spring and final well construction should happen during August or September. He will request permit extensions from the state. The ISD board agreed that the project, and funding needs to be preserved. The well project invitation to bids will be posted in the newspaper again on November 1 and November 8, Matt will once again reach out to potential bidders to encourage them to bid the project. He will also make the Wyoming Water Development Office aware of the numerous challenges the Melody ISD has faced over these past several years. Jim moved to authorize Matt and Rendezvous Engineering to proceed with the rebidding process as proposed. Kent seconded the motion which passed unanimously.

2) Paul Von Gontard Well Construction Concerns

While Paul Von Gontard was initially unhappy with the project, he met with Matt onsite and acknowledged is a well easement. He is concerned about reclamation, which the ISD will address following the drilling project. A letter has been received from Paul von Gontard's attorney, Dave Larson. The board will forward this correspondence to its attorney, Nicole Krieger for response. Justin and Rich will be included in that correspondence. Rich shared the original 2014 recorded easement and discussed the process of obtaining that easement.

3) Well Construction Tree Replacement / Landscaping Restoration

There is not a major push to address tree and landscape restoration at this time. Irrigation system damage will need to be repaired for summer operation. The major reclamation work will wait until of water and power line trenching to the well is completed as part of the next project phase. The board will table this matter and revisit it again in the spring.

4) New Well #1 Pump (installed June 2023)

Matt reported that the Well #1 pump installed in June is producing about 85% of expected production indicated from the manufacturer's pump curve. Weber Water Well will return to measure the pressure and flow at the well head. Assuming the low flow rates are confirmed, the pump supplier should be expected to address and remedy this issue.

5) Water System Nighttime Flow Increase

Last year this flow ranged around 10-20 gallons per minute. Currently, the flow is around 50-60 gallons per minute. This could indicate new leaks. Matt will look in the valve boxes for signs of leakage and potential locations for repairs.

6) 50 HP Booster Pump Replacement

This pump was purchased for approximately \$27,000. It has been delivered but not yet been installed. Winter would be a good time to complete the installation while the system water system demand is low. Matt will contact potential contractors and provide potential cost for installation at the next meeting.

Without this pump, fire protection could be a concern during the summer months of high-volume water usage.

b. Discussion with the HOA reference the MOU with the ISD

Kent and Bob met with Jonathan Robinson, the HOA Board President to discuss the MOU. This new conversation was triggered in light of the recent tree trimming. They agreed that they will massage the language about how billing is generated and directed. This will simplify the billing and procedural process. Kent will circulate the document in the coming days and once agreed by the ISD he will share with the HOA for their review.

c. Public Officer Training

The State of Wyoming recently passed legislation (Statute WS- 9-1-510) requiring all public officers to attend a training through the Department of Audit, Public Funds Division within one-year. This online training will be on October 24th from 9-5. Another training session will be offered in the spring. The statute allows for this training to be completed within a year. It is unknown what the consequences are if training is not completed.

d. Tree Trimming Update

Debbie advised the board that the tree trimming work this year has been completed. She was onsite and worked with owners through their questions throughout the process.

5. Schedule Next Meeting

The next meeting will be held via Zoom on Wednesday, November 15th at 11:00 am. The board would like Nicole to attend this meeting to discuss the letter from Dave Larson.

6. Adjournment 1:27