

The Meadows of Melody Ranch

ISD

Board of Director's Meeting
Thursday, June 13, 2024 -- 1:00 pm
Zoom

Minutes

1. Call to Order 1:05

2. Attendance:

Justin Dariae

Demerie Edington - GTPM

Kent Van Riper

Jim Hammerel

Robert Wikoff

Rich Bloom

Matt Ostdiek- Rendezvous Engineering

3. Ratification

a. Approval of Minutes May 14, 2024

b. Approval of Minutes May 24, 2024

Jim moved to approve both sets of minutes, as presented. Justin seconded the motion which passed unanimously.

4. Financial Report

a. Year-to-date financials

Demerie went through the current financial report noting that the ISD has collected \$271,905 in revenue and spent \$243,138 in operating expenses. The net maintenance reserve revenue is (\$84,152). There is \$34,922 in operating account and \$384,285 in the maintenance reserve fund. There are reserve funds that have not yet been swept from the operating account into the reserve account. Matt Ostdiek noted that there will be some funds coming from the grant that will partially reimburse some of the expenses. Rich Bloom indicated he has concerns that the water usage income is down significantly more than the expected amount. The income is behind by (\$44,057) - and spending is over by (\$66,140) for a net operating budget projected short fall projection of (\$110,197) versus the budgeted year end surplus of \$797. The ISD may need to increase property taxes or water fees if this is going to be the trend. Jim noted that last spring/summer was very wet and the use of sprinklers was significantly lower than in years passed.

Rendezvous Engineering and GTPM will go over the financials this to make sure it is accurate and to be certain there is no comingling of expenses.

b. Delinquent Account Update

There are no accounts that are severely delinquent. There is no action needed at this time.

c. Review Proposed Budget for 2024-2025

The board will meet again on June 27th at 10:00 am by Zoom to do a final review of the budget before presenting it to membership on July 11.

5. Business

a. Engineering Report

Matt reported that a 10" well would cost \$323,000 more than an 8" well. The smaller well is big enough to produce the required 600 gpm and the 7 ½" pump will fit snugly inside. He is working on requesting an amendment to the original permit (which was for a 10" well) with the DEQ. The ISD can use the realized savings on other items included in the water improvements project, including the booster pump upgrades. Paul vonGontard presented the ISD with a bill to pay for half of the ranch house pump (for a total cost to the ISD of about \$5,000) which failed while we were drilling the test well. Matt does not think the actions of the ISD caused the damage to his pump. The board would like Mr. vonGontard to show how the ISD operations was the cause of his pump failure. In the meantime, they will involve the ISD attorney. Matt will write a summary letter to Paul vonGontard for the board to review. The small booster pump is waiting for Delcon to connect wires for the pressure transducer. Existing small pumps are barely holding with one pump dripping water from front shaft seal.

The larger pump is running more now that people are running irrigation.

Sewer flows have increased significantly (five-fold) – the grinder is on order and is expected in 4-6 weeks.

The well analysis is expected this week as part of the DEQ permit amendment.

Rendezvous has hired a tech to exercise curb stops and valves over the summer.

b. Silver Star Resolution

Kent and Nicole have finalized the agreement with Silver Star and have a resolution prepared. Jim moved to approve the resolution. Robert seconded the motion which passed unanimously.

Kent will try to recoup additional legal fees (above the initial \$3,000) as the ISD will need to record the agreement with the county. ISD legal fees related to Silver Star total about \$7,000 currently.

c. Request to Paint Fire Hydrants

A request has been made by a homeowner to repaint the fire hydrants. In the past this is something GTPM has done. Robert moved to authorize GTPM to contact the fire department and proceed to repaint the fire hydrants as prescribed by the fire department not to exceed \$1,500. Jim seconded the motion and all voted in favor.

6. Schedule Next Meeting

The board will meet again on June 27th at 10:00 am by Zoom to do a final review of the budget before presenting it to membership on July 11.

7. Adjournment 2:13