

The Meadows of Melody Ranch

ISD

Board Meeting

Thursday, September 11, 2025 -- 2:00 pm

Zoom

Minutes

Attendance:

Bob Hammond

Demerie Edington - GTPM

Jim Hammerel

Kent Van Riper

Matt Ostdiek, Rendezvous Engineering

Justin Daraie

Robert Wikoff

1. Call to Order 2:02

With all five board members in attendance, a quorum was established.

2. Approval of Minutes June 30, 2025 & July 14, 2025

Jim moved to approve the minutes from June 30 and July 14. Robert seconded the motion, which passed unanimously.

3. Financial Review

Demerie reviewed the current financial report, noting that it is early in the fiscal year. The ISD has collected \$77,046 in income so far, with \$71,564 being water charges. Expenses are currently \$19,467. The ISD has \$208,262 in the operating account and \$449,701 in the reserve account.

4. Business

a. Engineering Report

Matt Ostdiek from Rendezvous Engineering stated that the final specs have been sent to all agencies. Some comments have already been received back for Matt to send revisions and respond to the comments. Once this review process is complete, the project can be advertised. This is expected to begin in 2-3 weeks. There are a few advertising contingencies – permits. Matt has most of these ready to go. We will also need a letter from the ISD attorney indicating the assessments are in place. The ISD will want to talk to the Landino family again and update their agreement if need be. Bob will talk to the County about the grading permit, as that one takes the most time to review and approve. We will also need a 3-year extension from the Wyoming Water Development Commission. Jim moved to approve Matt drafting that language

for Bob to sign. Justin seconded the motion, and all voted in favor. Matt sent the draft to Bob.

Kent would like to walk through the plans when we put the project out to bid to better understand the scope of work. There is a detailed sequence of the project laid out in the plans. Temporary lines will be provided to make sure the community will always have water.

Matt's contract will need to be renewed once Water Development has reviewed it. The alarms have been desensitized, which has resulted in fewer alarm calls. The invoice for alarms from November to April was \$9,817. This amount should be much less moving forward. Macy's cleaned out the lift station, and the vegetation in the area has been cleaned up.

The EPA test results just came back. There was nothing too concerning in the results. The PFAS will start being tested next year.

The curb stops have not been exercised yet this year. They could exercise all the main valves in a couple of days; however, the board would like to hold off, as there are quite a few large expenses coming up this year.

b. Discussion of LVE Proposed Cost Split

A boring company, Earth Power, hit a Melody waterline at the end of May. Ridgeline was immediately hired to repair the line, which was completed in about 12 to 14 hours. Up for discussion are the two repair bills - one from Ridgeline and one from Rendezvous Engineering, the total of which is just shy of \$50,000.

LVE wants to get everyone paid right away and suggested that LVE, the boring company, and Melody ISD split those bills and each pay 1/3 of the repair cost. The board reviewed where each of the parties could be held liable for the damages. The Board agreed that the suggestion to split the expenses by thirds would be preferred.

c. Tree Trimming Update

GTPM will nudge those owners who have not yet responded to the tree trimming requests that were sent out at the end of August. Trees are to be trimmed by September 22nd.

d. Wyoming Department of Audit response

The ISD received a letter from the Wyoming Department of Audit regarding the 2024-25 budget. GTPM is working on amending the budget and will send it over when ready for approval.

e. Other Items

~ The board would like to start thinking about naming the street that goes in toward the sled hill. It is currently unnamed.

~ As a reminder, only the board should be able to incur legal expenses for the ISD. That said, Glory View owns its own infrastructure. Kent will draft a letter to them informing them of such.

5. Schedule Next Meeting
October 14th at 2:00 MT
6. Adjournment 3:12