

The Meadows of Melody Ranch

ISD

Board Meeting

Monday, September 29, 2025 -- 2:00 pm

Zoom

Minutes

Attendance:

Bob Hammond

Demerie Edington - GTPM

Jim Hammerel

Kent Van Riper

Matt Ostdiek, Rendezvous Engineering

Robert Wikoff

1. Call to Order 2:02

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

2. Financial Review

GTPM is working with the state department of Audits on the recent letter received about the 2024 budget and expenses not aligning. The board now understands that if there is an expense that exceeds the budget, a revised budget must be filed with the state after following the proper protocol of noticing a meeting and approving the amended budget at a public meeting, any time this is an issue. The board is frustrated with the extra expense and time this takes, but will follow the required state protocols.

3. Business

a. Engineering Report

Matt Ostdiek from Rendezvous Engineering requested that the board consider having a new vent for the tank be made. Another community is having one fabricated, and the ISD will see some cost savings if it can have one made at the same time. The current vent is cracked and broken. Matt taped it together during the EPA inspection, but does not think it will pass future inspections in its current state. Once the materials are ordered, it will take 2 weeks to fabricate the cover. The fabricator, First Street Welding in Idaho Falls quoted a \$4,295 price for the vent. Kent moved to approve purchasing the fabricated tank vent. Robert seconded the motions, which passed unanimously.

The tank cleaning was postponed. Matt suggested it be done once the new well is online.

There are two ISD generators that require maintenance. The generator in the well pump house automatically comes on every week or when the power goes out. The annual maintenance cost is \$1,897. Kent moved to execute the contract with Rocky Mountain Cummins from Salt Lake City to conduct the maintenance on this generator. Robert seconded the motion, which passed unanimously.

The second generator is newer and is located at the sewer lift station. It only uses a few hours each year. Matt suggested having it maintained every other year, based on the limited use. The board would prefer to have everything in proper working order, just in case. Kent moved to execute the contract in the amount of \$1,248.62 for the maintenance of the sewer lift station generator. Robert seconded the motion, which passed 3-1 with Jim as the dissenting vote.

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. Following the meeting with the involved parties, Earth Power agreed to pay \$15,000 of the \$50,000 total repair costs.

c. Other Items

~ GTPM received a call from the owner of 4200 Balsam and reports he believes that one of his trees has died as a result of work conducted by Silver Star last year. At that time an Arborist recommended the owner monitor the tree for a year and see if it improves or if its health deteriorates. Now a year later the owner believes the tree has not recovered. The ISD (Kent) recommended the owner contact the Arborist and Silver Star to discuss the resolution.

~ Lower Valley installed a large power box on South Park Loop Road. This box is creating a visibility issue, and LVE has agreed to move the box. They will meet with the involved parties to discuss the new placement, which is expected to be further west. Matt will make sure they have the new well plans so the placement doesn't interfere with the project.

4. Adjournment 2:30