

The Meadows of Melody Ranch

ISD

Board Meeting

Monday, January 26, 2026 -- 2:00 pm

Zoom

Minutes

Attendance:

Bob Hammond (join meeting at 2:08) Demerie Edington - GTPM

Jim Hammerel

Kent Van Riper

Robert Wikoff

Justin Darraje

Matt Ostdiek, Rendezvous Engineering

1 Call to Order 2:05

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

Bob Hammond joined the meeting shortly after attendance was taken.

2. Approval of Minutes

Jim moved to approve the minutes from 10/14/25. Robert seconded the motion, which passed unanimously.

Robert moved to approve the minutes from 10/28/25. Jim seconded the motion, which passed unanimously.

Justin moved to approve the minutes from 1/21/26. Robert seconded the motion, which passed unanimously.

3. Business

a. Engineering Report

The construction bids exceeded our estimate by 1.6 million dollars. After discussion it was concluded the best way to fund the 1.6 million would be to increase the DWSRF loan to match the expected cost. The board discussed their thoughts about how to pay for the increased loan amount to fund the increased cost to complete the water project. It is the consensus of the board that the funds be paid through property taxes, as the intent of taxes is to pay for the capital infrastructure projects. The board agreed that an increase of \$300 per lot per year would be adequate, given the bid proposals received and the funds needed to complete the project. The last time tax rates were increased for the ISD was in 2018, when an additional \$100 was assessed

to all owners per year. The board also discussed the need to take time during the budget process to evaluate water rates and usage fees.

The current loan amount is \$829,300, but it will need to be raised by another \$1,665,000. At an expected 1% interest rate, the total \$2,494,300 loan amount would cost owners \$363/lot for 20 years. The loan increase amount will be rounded up to provide a \$2,500,000 total loan. The board reviewed a resolution drafted by Matt Ostdiek concerning the need to increase the loan amount.

**Jim moved to have Matt revise the document to include the repayment structure and send a final draft to the State Loan Board and the ISD attorney for review. Kent seconded the motion, which passed unanimously.

GTPM will place a legal notice in the paper with accurate loan and tax assessment rates, advertising a budget hearing. GTPM will send the Zoom invitation to all owners on how to attend that hearing. Kent will be completing the letter that will be sent to all owners informing them of the hearing, the tax increase, and the reasoning behind it. This letter will also include the meeting information. That communication will be sent via USPS and email to owners.

Matt will find out how much time the hearing needs to be advertised. He will also break down the RFP and have it ready to advertise in next week's paper. This will be a 30-day advertisement exercise to get bidders to submit their bids by the first part of March.

b. LVE Connection

Bob sent an email to LVE explaining the process to expand the ISD to include their connection of units and that any expense to do so would be their responsibility. An agreement is already in place for the sewer connection. Once LVE becomes a part of the ISD, they will also pay the taxes and water usage fees like all Melody residents.

4. Schedule Next Meeting

This meeting will be needed to determine what additional information will be needed to extend the loan, and will be held on Monday, February 2, 2026, at 2:00 MT

5. Adjournment 3:00