

The Meadows of Melody Ranch

ISD

Board Meeting

Monday, February 2, 2026 -- 2:00 pm

Zoom

Minutes

Attendance:

Bob Hammond

Jim Hammerel

Kent Van Riper

Robert Wikoff

Justin Daraie

Demerie Edington - GTPM

Maggie Schwartz, ISD Attorney

Matt Ostdiek, Rendezvous Engineering

Rich Bloom, Advisor for ISD

1. Call to Order 2:04

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

2. Business

a) Resolutions

The purpose of this meeting is to review and discuss the resolutions concerning the loan increase and subsequent special assessment to pay for the increase.

Kent has drafted a notice to owners, which will be sent to everyone along with a copy of the legal notice being published in the newspaper. The board agreed that both notices should be mailed and emailed to all owners in an effort to share the information with everyone and provide as much transparency as possible.

****Kent** moved to approve the “Notice to Owners regarding Special Assessment to Pay for District Improvements” as drafted by attorneys Nicole Krieger and Maggie Schwartz from D’Amours and Krieger and for GTPM to send that to the Jackson Hole News and Guide to be published on February 11, 2026. Justin seconded the motion, which passed unanimously.

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There are two resolutions for the Board’s consideration. One is to increase the loan amount, and the other is to order the improvement to be paid by special assessment. The 20-year loan period begins upon completion of the project.

****Justin** moved to approve **Resolution 2026-01** “Resolution to Submit Loan Increase Application to DWSRF” and **Resolution 2026-02** “Resolution of Intent to Levy Special Assessment”. Jim seconded the motion, which passed unanimously.

b) Engineering Update

Matt is advertising for the RFP for the pump house in the newspaper this Wednesday. He is planning to reach out to all prior bidders and businesses that may be interested in this work to let them know about the contract.

The contract for Weber Drilling has been approved by the state.

****Kent moved to approve Change Order #2 to engage Weber Drilling, which is \$216,000 less than the original contract, and to authorize Bob Hammod to sign the necessary paperwork on behalf of the ISD. Robert seconded the motion, which passed unanimously.**

3. Schedule Next Meeting

The board will hold a separate board meeting prior to the 10:00 am Zoom hearing on February 18th in order to approve the minutes from today and from January 26, 2026. Demerie will send a revised meeting invitation to the board for a 9:45 am start time on 2/18/26.

4. Adjournment 2:42