

The Meadows of Melody Ranch

ISD

Board Meeting

Wednesday, February 18, 2026 – 9:45 am

Zoom

Minutes

Attendance:

Bob Hammond

Jim Hammerel

Kent Van Riper

Robert Wikoff

Justin Daraie

Demerie Edington - GTPM

Nicole Krieger, ISD Attorney

Matt Ostdiek, Rendezvous Engineering

1. Call to Order 9:48

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

2. Approval of Minutes

Kent moved to approve the meeting minutes from January 26, 2026. Robert seconded the motion, which passed unanimously.

Robert moved to approve the meeting minutes from February 2, 2026. Kent seconded the motion, which passed unanimously.

The meeting opened for the purpose of a hearing on the resolution of intent to order improvements to be paid for by special assessment.

Homeowners in attendance:

Charlotte Reynolds, Shane Moore, Paul Hansen, JR Berezay, Nancy Hoffman, Alex Bertles, Douglas Ober

Bob Hammond opened the meeting at 10:00 am, announcing that this is a hearing regarding a special assessment to be discussed and formally voted on.

After providing background on the special assessment, he noted that this is necessary for the construction of the necessary improvements to our water system. Notice for this hearing was published in the newspaper as required by the state. It was also emailed and mailed to all ISD owners. The hearing is required by Wyoming law.

Owners were instructed that if they wish to state an objection to, or make a comment in favor of, the proposed improvements and/or the Special Assessment and want their objection or comment to be part of the official record of the hearing, they may do so at the appropriate time during the hearing. However, for any objection to be formally included in the count of objections, you must have submitted that objection in writing prior to the hearing or during this hearing. The requirement for objections to be in writing was contained in the written notice you received and was posted in the newspaper. GTPM did not receive any written objections from owners prior to the meeting.

Paul Hansen addressed the board, thanking them. He believes this is well thought out and supports it. He requested that the exterior appearance of the pump house not be modified.

Shane Moore also expressed his thanks. He stated that the letter sent by the board was very clear and complete. He asked what the backup plan would be. The board explained that an increase in the base fee for water connection and the water rates would be increased as a backup to the special assessment.

Nancy Hoffman asked about the timeframe. Matt Ostdiek stated that we are currently in the bid process, which should be awarded next month. Work will begin in the spring and continue in the fall when the water levels are low, and should be completed before the end of 2026. There may be some cleanup and reclamation work done in the spring of 2027.

Nicole Krieger, as ISD general counsel, explained how the hearing would be conducted. The Hearing today is required by the Wyoming Improvement and Service District Act and must be conducted according to the Wyoming Administrative Procedure Act as well as the Melody ISD's Rules and Regulations. She noted that the improvements that are subject to the Special Assessment were already formally approved in 2017. Nonetheless, the Board has elected to accept all objections and support, whether it be to the improvements or to the Special Assessment. As was mentioned previously, only statements made under oath during the evidence portion will be considered by the Board for the purposes of this hearing. Those present who want to speak can either testify under oath about the improvements or the Special Assessment, or they may make a statement that is not under oath. Statements made not under oath will not be considered as evidence for the purposes of this hearing.

Bob Hammond at 10:22 am:

I NOW DECLARE THE HEARING TO CONSIDER THE NOTICE OF INTENT TO ORDER IMPROVEMENTS TO BE PAID FOR BY SPECIAL ASSESSMENT AGAINST ALL PROPERTIES IN THE MELODY RANCH IMPROVEMENT AND SERVICE DISTRICT OPEN

THE NOTICE TO OWNERS STATES:

MELODY RANCH IMPROVEMENT AND SERVICE DISTRICT
NOTICE TO OWNERS
REGARDING SPECIAL ASSESSMENT TO PAY FOR DISTRICT IMPROVEMENTS

Notice is hereby given that the Board of Directors (the “Board”) of the Melody Ranch Improvement and Service District adopted a Resolution of Intent to Order Improvements to be Paid for by Special Assessment on February 2, 2026. The following notice is provided pursuant to Wyo. Stat. § 18-12-117:

1. The nature of the Project - as previously approved - includes improvements to the Melody Ranch water system with the construction of an additional water well, an improved transmission main, more efficient pumping system, and more reliable isolation valves. The Project will result in improved reliability of water supply, additional capacity to meet water demand, improved system operation, a reduction of water lost to leakage, and a reduced potential for damaging water main breaks.
2. The extent of the District to be improved is the entire District.
3. The probable cost of the Project, as shown by estimates of a qualified engineer, is \$4,348,625.00.
4. Payment for the cost of the Project is anticipated as follows: (i) WWDC Funding Grant in the amount of \$944,700.00; (ii) ARPA Grant in the amount of \$778,925.00; (iii) District reserves in the amount of \$125,000.00; (iv) existing DWSRF Loan #216 in the amount of \$829,300.00; and (v) an increase in the DWSRF loan amount of \$1,670,700.00 which the District has applied for, such that the total loan from DWSRF will equal \$2,500,000.00, plus applicable interest.
5. The Special Assessment amount of \$300.00 per year per Lot, with 372 Lots in the District, will be sufficient to cover the increased total loan amount, as more specifically set forth in the estimates from Rendezvous Engineering on file in the District Offices. For purposes of the statutory requirement to allocate costs of the improvements among the property owners in the District in accordance with the

benefits to each property, each residential and vacant lot in the District shall be treated as one (1) assessment unit. The twenty (20) year timeline for payment is consistent with the date by which the DWSRF loan will become due. In the event the Board determines that the District has sufficient funds to repay the loan prior to the expiration of the 20-year timeline, the Board may reduce or discontinue the Special Assessment.

6. The Special Assessment shall be collected by the Teton County Treasurer and shall be in addition to the taxes currently levied upon each Lot. The Special Assessment shall be collected beginning in 2026.
7. The Board will consider a resolution authorizing such improvements at a public hearing to be held on February 18, 2026, at 10:00 am on Zoom. The Zoom link, meeting ID, and password are as follows:

<https://us06web.zoom.us/j/82295508915?pwd=1Pp4FyNjycP7mOKV6vNm2KVIKwd7gP.1>
Meeting ID: 822 9550 8915 ~ Passcode: 743883

8. Maps, estimates, and schedules showing the proposed improvements, the approximate assessment amounts, and all resolutions and proceedings shall be placed on file and can be requested through Grand Teton Property Management at (307) 733-0205 or dedington@gtpmjh.com.
9. All comments, questions, complaints, and objections concerning the proposed improvements by owners or property subject to assessment will be heard and considered by the Board before final action under provisions of the Wyoming Administrative Procedure Act, Wyo. Stat. §16-3-101 through 16-3-115, at the hearing on February 18, 2026. All objections must be in writing and received by the Board before the hearing or hand-delivered at the hearing. Objections may be sent to the Board at Melody Ranch ISD c/o Grand Teton Property Management, PO Box 2282, Jackson, WY 83001, Attention: Justin Daraie, Secretary of the District.

Bob Hammond then called on Matt Ostdiek to testify as to the budget for the project. After swearing Matt in under oath, Matt reviewed the current budget for the project.

As there were no written complaints, Bob Hammond asked people to raise their hands if they had any objections. There were no hands raised.

Bob Hammond asked if anyone had comments or testimony to put on the record.

Nobody had any.

Bob Hammond declared the Hearing on the Resolution of Intent to Order Improvements to be paid for by Special Assessment closed at 10:37. The Board of the District will consider the matter now and take the vote.

The hearing was reopened at 10:38 to formally state that the alternative option, in case the legislature removed the option of property taxes being used as a way to collect the special assessment, would be to generate the necessary funds by increasing water connection user fees and rates. With that, the hearing was once again closed at 10:39

With no objections, evidence, or testimony, Kent moved to approve Resolution 2026-03 with the addition of today's date, the documentation that no objections were received, and to strike the word "monthly". Jim Hammerel seconded the motion, which passed unanimously.

This will be printed for Bob as President and Justin as Secretary to sign and have notarized. GTPM will get the ISD bond updated with Jim Hammerel noted as treasurer.

3. Adjournment 10:56