

The Meadows of Melody Ranch

ISD

Board Meeting

Tuesday, March 17, 2026 – 4:00 pm

Zoom

Minutes

Attendance:

Bob Hammond

Demerie Edington - GTPM

Kent Van Riper

Matt Ostdiek, Rendezvous Engineering

Justin Daraie

Robert Wikoff (arrived later)

Jim Hammerel (arrived later)

1. Call to Order 4:10

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

The other two board members did join the meeting a little later.

2. Approval of Pump House Bids

The ISD received 4 bids and an additional one that arrived late, which was declined.

West Fork Construction submitted the lowest bid for the civil work (pump and piping) contract. Ridgeline Excavation submitted the lowest bid for the electrical contract. The state has reviewed and approved both of these bids.

**Kent moved to approve and award the two contracts to West Fork Construction and Ridgeline Excavation as submitted and reviewed by Matt Osatdiek at Rendezvous Engineering. Justin seconded the motion, which passed unanimously.

Bob was authorized by the board to sign the notices of award, at which time the contractors will procure their performance and payment bonds.

The loan review is scheduled for April 2nd. Matt has submitted everything and will follow up prior to the meeting to make sure they have everything they need to review the request to extend the loan amount.

3. Approve Change Order for Weber

The contract change order #2 for Weber Water and Well is \$216,290 less than the current contract amount of \$584,650. This is due to a reduction in the drilling depth and reduced pricing offered for constructing a 10” diameter well from their original bid. Roy Weber has signed and accepted this change order, and the state has also approved it.

**Justin moved to approve Change Order #2 for Weber Drilling and to authorize Bob Hammond to sign the document for the ISD. Kent seconded the motion, which passed unanimously.

4. Discuss Contract for Matt Ostdiek/Rendezvous Engineering

The Original project cost estimate in 2018 was \$1,444,000.00. The current project cost estimate is now \$4,538,033.18. The original project construction cost estimate was \$966,650.00. The current project construction cost estimate is \$3,125,000.00. The original contract estimated engineering fees were \$188,700. Engineering fees have been paid for services through 10/26/2024, leaving outstanding engineering fees through 3/21/2026 of \$295,456.81. Rendezvous Engineering is offering a courtesy 10% discount on all design phase labor (\$42,675.75). The estimated engineering fees remaining to complete the project are \$186,483.86, and the current total project estimated engineering fees are \$736,902.42. The board acknowledges that the project has changed in the last 8 years, and it is important to update the contract. Matt will clean up the language in the contract and the exhibits and submit his draft to the ISD Board and the State for simultaneous review.

5. Adjournment 4:55