

The Meadows of Melody Ranch

ISD

Board Meeting

Monday, May 4, 2026, at 10:00 MT

Zoom

Minutes

Attendance:

Bob Hammond
Kent Van Riper
Justin Daraie
Robert Wikoff
Jim Hammerel

Demerie Edington - GTPM
Matt Ostdiek, Rendezvous Engineering

1. Call to Order 10:02
With all five board members in attendance, a quorum was established.
2. Approval of Minutes February 18, 2026 & March 17, 2026
Justin moved to approve the minutes from February 18 and March 17. Robert seconded the motion, which carried unanimously.
3. Financial Review
 - a. 2025-26 Y-T-D Financials
Demerie reviewed the 2025-26 year-to-date financial report. Through the 1st quarter, \$239,163 has been collected. Expenses total \$174,958. \$60,000 has been added to the maintenance reserve fund. The operating account balance is \$180,146, and there is a balance of \$510,239 in the maintenance reserve account. There are a few line items that have exceeded the budget, so the ISD will need to officially amend the budget at a public hearing. This will be held on May 28, 2026, at 9:30 am.
4. Business
 - a. Engineering Report
~ Project Status
Matt provided an update, noting that he has a preconstruction conference scheduled for Thursday at 10:00 am at Lower Valley. Ridgeline's sub-contractor, Delcon, has requested more time. The board would like to see why and have some justification for this blanket extension. Matt is still waiting to receive certificates of insurance and submittals for West Fork Construction and Ridgeline Excavation.

Although the loan extension has been formally approved by a vote at a public meeting of the governing State agency(ies), but we do not have an executed, corresponding loan agreement in place yet, further memorializing the approval.. However, we will need to put the underground work out to bid for 30 days. It is expected that the official loan paperwork should be received by then.

Kent moved to authorize Matt to move forward with putting the line work outside the pump house out to bid by placing advertising the project. Jim seconded the motion, which passed unanimously.

The intent is to have the underground work completed this year and leave the reclamation work for Spring 2027. There will be a disruption on Palomino, Melody Ranch Drive, and part of the pathways.

~ The well is now drilled, so the next step is to conduct a pump test, which should be completed in the coming week. The ISD should expect a pay request from Weber soon for the work that has been completed so far.

~PFAS testing will be conducted in Melody Ranch on Tuesday.

~ Matt will be working on his contract in the next week or two. He would like to use the same format as the last one that was done. Robert asked that the new contract include on-time billing as one of the tasks.

b. ISD Expansion for LVE

We will need to formally approve the agreement to be signed by Bob at a meeting. Before the board agrees, they all need to read and review this agreement. This should be an agenda item for the May 28th meeting.

The board may also want to consider setting expectations for tasks associated with potential ISD expansion.

c. Other Items

~ GTPM has requested a proposal from Hunt Construction to repair and patch the road, speed bumps, and cracks.

~ Bob will work with the County on crosswalk safety. They may look into adding rapid flashing beacons for additional visibility and crosswalk safety.

5. Schedule Next Meeting

May 28, 2026, at 9:30 am via Zoom. The first portion of the meeting will be the budget hearing, then the board will adjourn into a regular session board meeting.

6. Adjournment 11:14