The Meadows of Melody Ranch

ISD

Board Meeting
Tuesday, June 23, 2026 at 10:00 MT
Zoom

Minutes

Attendance:

Bob Hammond
Justin Daraie
Robert Wikoff
Jim Hammerel
Kent VanRiper

Demerie Edington - GTPM

Matt Ostdiek, Rendezvous Engineering

1. Call to Order 10:01
   With all five board members in attendance, a quorum was established

2. Approval of Minutes May 28, 2026
   Justin noted a change in the approval of minutes from the last meeting. GTPM will correct that. With that edit, Robert moved to approve the minutes from May 28, 2026. Jim seconded the motion, which passed unanimously.

3. Financial Review
   a. 2026-27 Draft Budget Review
   The board reviewed the revised edits to the 2026-27 budget. The changes discussed previously were incorporated into the draft. Jim moved to approve the 2026-27 budget as presented. Justin seconded the motion which passed unanimously. This budget will be shared at the public budget hearing that is scheduled for July and published in the newspaper.

4. Business
   a. Engineering Report
      Matt Ostdiek shared the updates on the 3rd well project. The pay application for Weber is expected int couple weeks and GTPM will be sure to get a check processed once the funds are received. The equipment for the electrical work is expected in January. The pump and piping work should be complete by the end of this year. The expected start date is mid-July. Matt is expecting the bids for the buried piping and

well motor this week. Matt will loop the Landino family in on the expected digging dates, as it will be through the easement on their property.

Matt expects to have his amended contract and billing turned in soon. The board cautioned Matt that his billing needs to be timelier or the ISD may have to take more dramatic recourse. Jim cautioned Matt that there are ramifications for the ISD with the state when the expenses and budget are not in alignment and that when this happens at the end of a fiscal year, there is nothing the board can do, putting the District in jeopardy with the state.

Matt indicated the water pressure has been steady. With the temporary booster pump bypass, most of the booster pump flow does not go through the meter, so the only way to assess current demand is to monitor system pressure on the paper chart recorder. System pressure drops generally indicate that the demand is exceeding the available pump capacity.

Since the well supply meter is not operational, he has to monitor well production by calculating flow based on pump hour readings.

Kent will draft a memo to homeowners (which GTPM will coordinate with the HOA for the purpose of consistent messaging) about water conservation measures.

Matt will need to have curb stops exercised this year, as the valves and hydrants were done last year).

Rendezvous will be cleaning out the pumphouse and getting rid of old/unused items and storing the needed things in the HOA shed until the work in the pump house are completed.

Robert offered to help Matt get the vent cover installed so it doesn't get damaged.

Bob indicated that Julia from MAP may be reaching out to get data for her work on the rate study and asset management projects with Melody.

b. Approval of WLC for Snow Removal Contract

Demerie sent the RFP to 5 different companies to bid on the snow removal job in Melody Ranch. Wyoming Landscape is the only company to provide a proposal. It is slightly higher than this year's rates but it is a 3-year term. Kent moved to approve and accept the proposal from Wyoming Landscape for snow removal through March 31, 2029. Robert seconded the motion, which passed unanimously.

c. Approval of Hunt Road Repairs

Hunt Construction provided a proposal to repair the speed bumps and patch a few areas within Melody Ranch as well as do some crack sealing. Their bid was $13,380. Jim noted that this is about half of the 2026-27 budget amount. Hoff man will paint after Hunt completes their work. Kent moved to approve the Hunt Construction proposal. Robert seconded the motion which passed unanimously.

d. Discussion of “Slow Kids” Signs

   There haven’t been any new complaints about speeding the community. Bob noted that there are quite a few signs that homeowners have put out regarding slowing down for kids playing. He is concerned that if these signs are just left out, people become oblivious to them and they are not effective. There was discussion about this topic, but at this point, the board agreed to let the issue go, but to revisit it should the signs get out of hand or complaints ramp up. Then, it may be a discussion for the HOA to have with homeowners about enforcing the no signs rule.

e. Other items

   ~ Robert was approached by a Glory View board member asking if the ISD would service the Glory View fire hydrants. Demerie shared the previous correspondence that was sent to Glory View about the responsibilities of the ISD per the governing documents. Robert will share that with them again.

   ~ The ISD election will be this November. Currently Jim, Justin and Kent all have expiring seats. Jim indicated that he will not run for another term. The board will start talking to neighbors and trying to recruit nominees for the ballot.

5. Schedule Next Meeting

   ~ Budget Hearing July 8th 9:00 MT. The board will meet with Matt immediately following the budget hearing for a board meeting to discuss the bids.

6. Adjournment 11:15