

The Meadows of Melody Ranch

ISD

Board Meeting

Thursday, July 23, 2026 at 9:00 MT

Zoom

Minutes

Attendance:

Bob Hammond

Justin Daraie

Robert Wikoff

Jim Hammerel

Kent VanRiper

Demerie Edington - GTPM

Matt Ostdick, Rendezvous Engineering

1. Call to Order 9:05
2. Approval of Minutes July 8, 2026

Kent moved to approve the meeting minutes from July 8, 2026. Robert seconded the motion, which passed unanimously.
3. Business
 - a. Engineering Update on Contracts

Delcon had a crew on site earlier this week to start the electrical work. West Fork has been having materials delivered on site. There has been a struggle with submittals, and the new pump has not been ordered yet. The contract with Ridgeline has been signed, and a preconstruction meeting needs to be scheduled. Matt would like to coordinate with all three companies to get their schedules and begin having weekly or bi-weekly meetings.

Matt will reach out to the Landinos and give them notice of the upcoming work in the easement that runs through their yard. He will take “before” pictures to help with the reclamation process.
 - b. Discussion of the Engineering Contract Amendment

Matt provided an overview of the project's history since the original engineering contract was executed in the fall of 2018. He noted that the agreement has not been amended since its inception. The original engineering budget was \$188,000, with an estimated total construction cost of \$1.4 million. Funding was anticipated to consist of two-thirds from Water Development and one-third from the State Revolving Fund (SRF).

Matt explained that the first year of the project focused on investigating the von Gontard well. Based on those findings, the Level 1 study required revisions. Additional groundwater exploration was then conducted at alternative locations in an effort to reduce project costs. Several exploratory wells were drilled, with that work funded through a grant. When the project later returned to the original well location, the State raised concerns, prompting further evaluation of alternate sites. During that process, negotiations with Paul von Gontard presented additional challenges related to drilling access costs.

Matt further explained that the COVID-19 pandemic significantly impacted the project by limiting available funding and making it difficult to secure contractors. Following the award of a \$779,000 ARPA grant, Rendezvous Engineering completed the design for the current well location, which was approved by Water Development and the State. The State also agreed that the well should be drilled regardless of the final depth. After the pandemic, the project was bid three separate times due to limited contractor participation and high-dollar proposals. Additional time was required to complete the test well, design work, and preparation of plans and specifications. When bids for the project as a whole greatly exceeded available funding, the project was divided into three separate bid packages. As construction costs continued to rise, additional State loan funding was requested and approved. Matt reported that all project contracts are now in place and the project's hard costs are known.

Matt acknowledged that the original contract required prior approval for additions to the scope of work. As a result, he delayed billing for services performed between October 2024 and February 2026, totaling approximately \$250,000, as well as an additional approximately \$90,000 for work completed between February and June 2026. He stated that he has also applied a 10% discount to all design fees.

Bob acknowledged that the project has experienced significant delays over the years and commended Matt for his continued leadership and guidance throughout the process. He noted that additional engineering work required by DEQ, along with modifications beyond the original contract scope, contributed to both the project's complexity and the additional work performed.

Kent commented that the ISD has undervalued the level of service Matt has provided, particularly in coordinating with the State and managing the extensive regulatory requirements that prolonged the project. Kent also stated the project budget and scope should have been updated along the way over the years so that we would not be here today trying to recreate history so as to better understand how we got here. Kent asked what out-of-pocket costs the ISD would be responsible for. Matt responded

that, following approval of the contract amendment, he would submit a pay application and did not anticipate requesting payment from the ISD until State funding had been received.

Justin asked whether the proposed "cost-plus with a maximum" methodology is a customary contracting approach.

Bob requested one final review of the contract amendment before approval. Matt agreed to incorporate the revisions requested by the State and correct several typographical errors. The Board will reconvene to consider approval of the amended contract.

c. Discussion of Glory View Letter

Robert expressed concern that if the ISD is granted this concession, it may establish a precedent that could lead to additional requests from the ISD as well as other sub-associations.

Bob reached out to Nelson Engineering to see what they had in regard to the GIS mapping that was done previously, as well as the 2010 inventory that was conducted. He also asked Dave Larson for a copy of the agreement between the developer and the housing trust, which will help going into discussions with Glory View. Matt added that Nelson did a level 1 study in 2017 for water systems (not sewer) and the results of the survey study are on a CD. He has been working off of the old Jorgensen as-builts.

d. Responses from Water Conservation Efforts

Aside from one owner asking about the details of the pump and well work and how that works into the water conservation, and one homeowner informing that their neighbor was overwatering, there have been no additional comments from homeowners about the ISD memo and request to conserve water as it relates to landscaping.

e. Other

~ The sewer lift station has had fewer alarms, mostly due to the adjustment Matt made to the notification system. Flows are dropping, and the water tank is being drawn down significantly in the mornings but refills through the day, refilling as irrigation demands decrease. So far, we are keeping up with demand.

~ Robert asked when the tree trimming drive-thru will happen, noting the tree at the corner of Melody Ranch Drive and Sycamore is creating some visual obstruction.

~ The board asked when the road work would be scheduled. Demerie checked with Hunt Construction, who expects the patching to be done in mid-August.

4. Schedule Next Meeting: Thursday, July 30 at 9:00 am MT to vote on final amendment to Engineering Contract.
5. Adjournment 10:40