

Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

June 18, 2016 Early Summer Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 18, 2016 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

Directors-In-Attendance:

Richard Thomas	Gary Ryan	Bill Conley
Chairman	Treasurer	Secretary

Chairman Richard Thomas called the meeting to order at 1:15 PM. Richard welcomed all residents and summer residents back to the Ranches. Richard Thomas asked all attendees to introduce themselves, as we had many new members in attendance.

Twenty-three residents were at the meeting.

Chairman Thomas announced that the annual election process was complete. Bruce Bartley was elected and will start his new duties at the annual meeting. Election results will be read and submitted at the annual meeting of Hoback Ranches.

SPECIAL GUEST SPEAKER: Jim Albritton-McDonald, Fire Prevention Officer, Sublette County Unified Fire Command.

Officer Albritton-McDonald introduced himself and informed the audience that Sublette County has instituted a new Emergency Notification System. Information will be sent out to all residents in the immediate future.

Officer Albritton-McDonald then updated the audience on the on-going efforts of Sublette County, the other state and federal agencies to improve the health of the forest in Sublette County and Hoback Ranches. He informed the group that the work by the HRSID directors, and the proposed resolution would aid immeasurably the group's efforts to protect the homes in the area from fire. He gave the long history of the efforts to secure grant funding to facilitate the efforts. Last year's funds have been depleted, and the State of Wyoming has reduced revenues for the current year, thus jeopardizing

possible grants. However, he was clear to point out that unless Hoback Ranches approved the resolution, coordinated by four difference fire agencies, the ranches would not qualify nor be considered for future grants, and the State and County would redirect their efforts to other areas. He strongly encouraged HR to pass the resolution.

BUDGET DISCUSSIONS:

BUDGET 2015-2016: Director Ryan led discussion regarding the purpose of the early summer meeting. The meeting is designed update residents on the budget for the fiscal year 2015-2016 and then to get public input on the budget for 2016-2017 prior to its submission to the county in July. As part of some changes in procedure, a preliminary budget has already been submitted to the State of Wyoming electronically.

Property Tax revenue has, thus far, come in is slightly lower than last year and interest Income remains negligible. The decline in tax income is due to the trend of an overall decrease in property values. Due to generous donations during the year, which increased revenues and the inability to put as much gravel on roads as planned (due to the county road project), unplanned other expenses were met with extra money generated from the donations and reduced gravel placement. It appears that the 2016 budget will close out within planned funding and expenses.

Expenses for 2017 are planned to balance with projected Property Tax revenue. Expenses for 2017 will be similar to 2016 with emphasis on gravel placement on Rim Road and other critical arterial roads to improve safe travel and prevent additional damage due to new construction. If the opportunity to crush additional gravel presents itself, money from saving will be used to cover this expense. Fence repair and replacement project expenses are expected to be within the budget projection.

To complete all necessary road and fence work, the board has estimated annual needed expenditures up to \$60,000 or more. Since our income is continually lower than that amount, emphasis will be on prioritizing road work within projected income and to secure some additional gravel with a cost effective source in addition to the gravel to be crushed to replace gravel used by the county during the Rim Road project. This will extend the stockpile another few years.

To address the other large on-going expense requirement, HRSID has proposed to allocate around \$5000 to fence maintenance annually, instead of a single large capital expenditure. As advised at the meeting, the Mil Levy is no longer being used by the State of Wyoming for Service and Improvement Districts. Therefore, the appropriate property assessment will be reviewed annually by the Sublette County Assessor based on our planned and authorized expenditures and the assessed valuation of the District. The current valuations for the ranches is at the 2007 levels, with total valuation at \$4,685,836.

Gary Ryan and Richard Thomas solicited additional input on budget, none submitted.

OTHER BUSINESS:

Chairman Thomas reminder residents that the burn pit at the Hoback Ranches gravel Area was only for slash, cut dead trees, and ground fall. It is not for construction materials nor any other refuse. It was reported that discarded appliances, subsequently removed, had jeopardized future use of the burn pit.

Chairman Thomas advised residents that Bill Fischer has offered the use of his chipper for fire mitigation in the ranches. The chipper is currently being restored to operational use by the ranches. Special thanks for Bill Fischer and his family for their generous offer.

Question from the floor:

Jerry Johnson asked what were the next steps on the fire mitigation process, if the resolution passes. He asked if a committee could be formed to work with Sublette County on a master plan for Hoback Ranches and the property owners who solicited help, and grant assistance. Officer Albritton-McDonald agreed that this was a note worthy suggestion, and the board committed to appoint a committee to establish a process for all to follow, if and when the resolution passes.

Pete Teller, in-absentia, submitted several questions via email to a neighbor. All of the items identified in Mr. Teller's letter were already identified and are being resolved.

1. The master road plan prepared by James Ramage in 2014 is reviewed and updated yearly by Road Committee with the contractor. This includes a new arrangement with the builder to cover the new road construction on the first three miles.
2. Specific to the damage to Kismet road, the road will be repaired at no expense to Hoback Ranches. This includes repair of the damage to Mountain View and Rim Road. This has been confirmed with the property owner and general contractor.
3. As part of the annual road review, culverts are reviewed, and new culverts have routinely been installed throughout the ranches. Mountain View, and Chippewa were updated over the last 18 months. Beavers have clogged a record number of culverts this spring, requiring extensive cleaning and repair expense.
4. Standing dead trees are a problem throughout the ranches. The solution starts with the individual property owners to correct their respective areas. Many volunteers have cleared the dead fall on the roads this year, and work with continue through the summer.

CLOSING COMMENTS

Chairman Thomas thanked all residents for their support over the past nine years when he served on the board, and expressed his gratitude to Gloria for her support and on-going contributions to Hoback Ranches.

A motion was made by Richard Thomas to have the meeting adjourned. Seconded by Bill Conley. All in favor: unanimous. Chairman Thomas adjourned the meeting at 3:14.