

# **Hoback Ranches Service & Improvement District**

P.O. Box 33, Bondurant, Wyoming 82922

June 21, 2014 Early Summer Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 21, 2014 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

Directors-In-Attendance:

Richard Thomas	Chairman
James Ramage	Treasurer
Bill Conley	Secretary

Chairman Richard Thomas called the meeting to order at 1:07 PM. Richard welcomed summer residents back to the Ranches. Richard Thomas advised that last year's early meeting minutes along with last year's annual meeting minutes would be approved at the annual meeting on July 19, 2014.

**BUDGET 2012-2013:** Director Ramage led discussion regarding the purpose of the early summer meeting. The meeting is designed to get public input on the budget for 2014-2015 prior to its submission to the county in July.

Property Tax has thus far come in is slightly higher than the budgeted amount. Interest Income is so far quite a bit less. Overall revenue is just slightly over the budget estimate. Thus far all expenses appear to be coming in on track. Road expenses for the year exceeded budget by @ \$8900, and there will some expenses fence expenses before the year's end. All other expenses are all expected to be within budget. We budgeted \$16,000 of unreserved funds, which included money for gravel crushing, but appears that we will only use \$3560 of the unreserved fund for 2013-14 budget.

The Assessor estimates Property Tax Revenues to decrease this coming year to \$43,500 including the 12 mil assessment..

We have estimated our needed expenditures at anywhere from \$50,000 - \$60,000 (depending on the amount of gravel placement and fence maintenance levels). Our fixed costs of administrative, insurance, advertising, legal, and accounting run at least \$7500 per year. When we budget for adequate gravel placement, our road maintenance budget should be about \$35,000. However, we also need to be saving for gravel replacement in the amount of \$9000 annually. The fence budget needs to be at or near

\$5000 annually to have a chance of keeping up with the repairs. When you add this all up it amounts to about \$56500. Our revenue right now is expected to be around \$43,500, which fall way short of our needs. At 12 mils our total revenue would increase to around \$55,000 and our budget could actually balance.

We therefore propose to assess 12 mils again for this year. Our priority this year would be to secure some additional gravel while we have a cost effective source as the County Class II project is constructed. This will extend our stockpile another few years. In future years we would likely want to keep the mill levy at 12 to allow for placement of adequate yardage of gravel annually, and to keep saving money for future gravel replacement. We would also like to allocate around \$5000 to fence maintenance annually. The appropriate mil levy will be reviewed annually though considering our needed expenditures and the assessed valuation of the District. If valuations continue to rebound to historic highs we could reduce the levy.

Director Ramage then explained what a HRSID levy of 12 mils will remain in force for a couple more years while HRSID focusses on improving roads, and repairing fences which are over 40 years old and in need of replacement.

**UPDATE ON COUNTY CLASS II ROAD PROJECT:** Director Conley informed the group Hoback Ranches Service and Improvement District Class II Road project is scheduled to begin on Jun 23, weather permitting. The road project was awarded to R.S. Bennett, of Big Piney, and the project is scheduled to be completed by October 1, 2014. During construction, there will be a periodic requirement to close the road. Any road closures will occur on a Wednesday-Thursday combination. The contractor will give HRSID 48 hours advance notice for any road closure, and no closure may exceed 48 hours. During road closures, all HRSID traffic must exit via the east Rim Road exit onto HWY 191. Postings on road closures will be at the Skyline-Rim Kiosk and the new kiosk at the main HWY 191 entrance cattle guard.

#### **FENCING UPDATE:**

Director Conley advised the group that the fencing on the North boundary will be the focus of this year's activity. The fence from the main gate heading west has been patched by volunteers over the past two weeks. The fence from the main gate, heading east will be the first are to be replaced with new fence. The Meeks Brothers from Bondurant have been chosen as contractors, and work will begin the week of June 30<sup>th</sup>. Estimated costs for new fencing is \$17,000 per mile.

**Question from the floor:** What is being done for weed control in the Ranches for this year? Is the Sublette County Week and Pest going to spray as in the past? Director Conley advised that it was anticipated that Sublette W&P would again be spraying the roads for Henbane and thistle. He stated that he would follow up with Andy Curran , the new Supervisor, to confirm timing for spraying.

James Ramage and Richard Thomas solicited any additional input on budget...none submitted.

**OTHER BUSINESS:**

Lucy Conley presented an update on the Hoback Ranches Fire Notification process. All home owners are encouraged to send their updated notification information to Lucy Conley or Gloria Thomas for inclusion in the HRSID system. HRSID cannot sign up homes into the Sublette County Everbridge system, and individuals are encouraged to do this by going to the Sublette County website.

A motion was made by James Ramage to have the meeting adjourned. Seconded by Bill Conley. All in favor: unanimous.

Chairman Thomas adjourned the meeting at 2:10.