

# Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

July 18, 2015 Annual Meeting

## MEETING MINUTES

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, July 18, 2015 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

### Directors-In-Attendance:

Richard Thomas	Chairman
Gary Ryan	Treasurer
Bill Conley	Secretary

Chairman Richard Thomas called the meeting to order at 1:13 PM. Richard welcomed summer residents back to the Ranches and everyone to the annual meeting. Richard Asked all attendees to introduce themselves, as there are have many new residents.

### APPROVAL OF MINUTES

Minutes for Early Meeting, June 20, 2015

Minutes for Annual Meeting, July 19, 2014

Minutes for Early Meeting, June 21, 2014

Director Thomas moved to approve the above minutes. Director Conley seconded. Motion Approved.

NOTE: Pete Teller made note that a suggestion he raised at the Early Meeting in open discussion was not included in Early Meeting minutes. See Other Discussion below.

### ELECTION 2015:

Board Director and Secretary Conley updated homeowners on May 5, 2015 election results. The number of Ballots: 244 were sent out; 33 Ballots were returned for inadequate or unable to forward address. 13 Ballots were rejected for being late or Improperly completed.

Ballots Returned: 92

64 votes for William Conley

26 votes for Terri Sellers

1 vote for Bill Winney

1 vote for Justin Winney (unknown, NON-LANDOWNER)

William Conley re-elected, and chosen by Board to remain as Secretary.

**GUEST SPEAKER: Jim Albritton-McDonald, Fire Prevention Officer, Sublette County United Fire District.**

Officer McDonald advised Hoback Ranches homeowners that he was recently appointed to his position by the Sublette County Commissioners. He was asked to work with homeowners in the ranches to deploy fire mitigation techniques and reduce the risk of fire within Hoback Ranches. Hoback Ranches has been identified by the State of Wyoming, and Sublette County as the highest residential fire risk area in the state. He informed attendees that the State of Wyoming has created a fund for the next couple years for fire mitigation, and Sublette County has funds allocated to it to assist in the project. The project will help remove ground fuels, thin dense fire risk tree areas, and trim up trees up to 8 feet off the ground, to help reduce fire risk. The beetle kill has hit many of the areas in the state hard, and Hoback Ranches in an area of concern. Officer McDonald will send to Hoback Ranches the details on the project, and **landowners and homeowners will be required to sign up to participate in the funding.**

The planning and prioritization will begin this summer, focusing first on egress and access to the ranches, and then residential fire mitigation. Execution next summer. Land/Home owners must sign up for consideration, after they receive the details. The HRSID Directors will work with the task force on road easement clearances and fire mitigation. Beyond the approved road easements, the landowners must have signed up for the project.

**NOTE: SINCE THE MEETING, THE SUBLETTE COUNTY FIRE PREVENTION OFFICER RESIGNED, AND STATUS OF THE PROGRAM AND FUNDS FOR FIRE MITIGATION ARE UNKNOWN AT THIS TIME. (080315)**

#### **OLD BUSINESS:**

##### **Rim Road Construction:**

Director Thomas advised the attendees that after some delays in re-starting the construction, the progress on the road is good, with a target date for completion, weather permitting, to be the end of July 2015. The constraints put on the project by the USFS, Sublette County, and Mother Nature with more rain than usual has slowed completion. The main hurdle left for the project is the installation of the multi-plate culvert for Fisherman Creek, which is a two day road closure project.

#### **NEW BUSINESS:**

##### **Winter Committee Update**

Director Ryan reported that the winter 2014-15 was for the most part uneventful, with normal snow fall and no significant issues in the plowing of the designated roads, and parking areas for the winter residents. He reminded the audience that the winter road plowing activity and contribution to the winter committee fund is voluntary. The winter 2015-16 will only have one designated parking area at Skyline and Rim Road.

After four years of winter plowing experience, Director Ryan has undertaken the task of updating the Winter Plowing Plan. There are many lessons learned, not anticipated in the original plan. He requested input from all winter participants to make the plan more complete, and reflective of winter reality and harsh conditions for the safety of all. The new plan will be ready before the October 2015 Winter Committee meeting.

### **Road Maintenance**

Director Ryan reviewed last year's maintenance activities, which included road blading, routine cleaning of debris catchers from beavers, gravelling, the major reconstruction of the smaller retaining wall on Rim Road, and the rebuild of Watson Draw. He then updated the residents on the work scheduled to be done during 2015-16 season. Since many of the large projects were completed last year, this year will focus on projects throughout the ranches where gravel is needed. In a couple areas, the road base will need to be refurbished, and then top gravel applied. Any resident with a specific road issue, should contact Director Ryan.

### **Fencing Update:**

Director Conley reported that the boundary fencing along the northern boundary from the gate to Jay Smith's property was completed and will continue this year down towards Linda Cooper's property. It is hoped to have the Northern boundary fence going east completed by the end of 2016 or early 2017. Work on the northern boundary from the gate to the West will begin in 2017. The western boundary has been either repaired last year and parts of the southeast fence has been replaced with volunteer labor. The fence posts and wiring are brittle due to age, and Hoback Ranches has begun a systematic upgrade of fence replacement in areas most prone to cattle incursions. Hoback Ranches continues to will work with the USFS and the local cattlemen's associations to better understand grazing activity.

A significant part of the southern boundary along the Rolling Thunder Ranch has been replaced by Tim Delaney's son and crew, as well as the southwest corner of the ranches.

### **Weed and Pest:**

Director Conley advised attendees that Sublette County is experiencing a significant increase in spraying request. Hoback Ranches is on the list for spraying of noxious weeds. Volunteers have been spraying most of the roads, as they are alerted. **Hoback Ranches needs a volunteer to take over weed spraying, sprayer will be provided.**

### **Budget Review:**

As part of changes in State of Wyoming procedure, a preliminary budget has already been submitted to the State of Wyoming and Sublette County electronically for the 2015-2016 budget. Final Budget is due to Sublette County by July 31, 2015.

The Assessor estimates Property Tax Revenues increased slightly this current year to \$43,500 including the annual assessment. Total Revenues for Hoback Ranches, including interest on financial accounts, and gravel funds is expected to be \$53,210.

The board has estimated needed expenditures at anywhere from \$50,000 - \$60,000 (depending on the amount of gravel placement and fence maintenance levels). The fixed costs of administrative, insurance, advertising, legal, and accounting run \$8025 per year. When budgeted for adequate gravel placement, the road maintenance budget cost should be about \$35,000. However, HRSID is setting aside for gravel replacement in the amount of \$8500 annually. The fence budget needs to be at or near \$5000 annually to have a chance of keeping up with the repairs. This all up it amounts to about \$57775. The revenue right now is expected to be around \$43,500, which falls short of the needs. The 2015-2016 HRSID Budget will draw down funds from the gravel reserves to keep the budget within state standards.

The board has proposed an annual assessment that supports the budget for this year. The priority this year would be to secure some additional gravel with a cost effective source working with the county. This will extend the stockpile another few years. HRSID would propose to allocate around \$5000 to fence maintenance annually. The appropriate assessment levy will be reviewed annually though considering our needed expenditures and the assessed valuation of the District. The current valuations for the ranches is slightly higher than the 2006 levels, with total valuation at \$4,477,166 as of June 2015.

Director Ryan then explained what a HRSID assessment levy could potentially 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 dire need of replacement.

#### **RESOLUTIONS:**

On behalf of the Board, Director Conley Reviewed and Read the Resolution of Intent and the Resolution to approve the 2015-2016 Budget including the annual levy assessment that supports the benefits identified by the Board in the budget.

Motion to Approve: Richard Thomas. Gary Ryan: Seconded the Motion. Approved unanimously.

Director Conley reviewed and read Resolution Hoback Ranches Administrative Procedures and Budget, approving the use of Pinedale RoundUp as the official paper, naming the appropriate banks to conduct financial activity and authorizing the board to spend the money in the 2015-2016 budget as proposed. Motion to Approve: Richard Thomas Second: Gary Ran. Approved: unanimously.

#### **OTHER DISCUSSION:**

Pete Teller asked the board to again consider his suggestions that good septic tank practices be used in the ranches, and that we create a method of alerting residents when a cleaning truck will be in the area.

As a follow up to Pete Teller's septic suggestion from the Early meeting, Anne Reiniger presented to the attendees a concept used in other areas in the US called a List Service, which is a voluntary, self-participating internet based listing activity, where residents in an area can alert their neighbors about an upcoming event, or need. It is totally voluntary, and not an official part of Hoback Ranches, but would allow people to alert others of an opportunity. Several people volunteered to help Anne to get this off the ground. More information will be distributed as it becomes available.

### **ELECTION 2016**

Chairman Thomas noted that the 2016 Election scheduled for Tuesday, May 3, 2016 for the upcoming year will be a "MAIL BALLOT".

- Ballot must be signed to be valid
- Ballots cannot be forwarded, so all residents need to ensure the address of record by the Sublette County Tax Assessor is correct.
- Absentee ballot is not allowed on Special Elections that occur outside the General Election process.

Next year's early summer meeting: June 18, 2016

Next year's annual meeting: July 16, 2016

Both meetings will be at 1:00PM at St. Hubert's Church, Bondurant, WY 82922.

Motion was made and seconded to adjourn the meeting. Chairman Thomas adjourned the meeting at 3:05 PM.