

Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

June 17, 2017 Early Summer Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 17, 2017 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

Directors-In-Attendance:

Bill Conley	Gary Ryan	Bruce Bartley
Chairman	Treasurer	Secretary

Board Chairman Bill Conley called the meeting to order at 1306. Bill welcomed all residents and summer residents back to the Ranches.

SPECIAL GUEST

Willis Day, Sublette County Unified Fire Command
Fire Prevention Officer

After self-introduction of those present, Willis Day of Sublette County Unified Fire gave a brief overview of upcoming fire mitigation efforts. He distributed maps showing rapid assessments of homes done during last week's All Fire Day training in the ranches. The maps give a rough idea of the degree of risk for approximately 50 homes in the ranches. He also urged residents to contact him with proposals for fire mitigation projects around their homes and roads.

OPENING COMMENTS

Conley noted that in the rights-of-way of many ranch roads are logs or bucked up trees available to anyone for firewood. These are trees that have fallen or were felled for road clearing purposes.

Conley also described a county-wide study for improving internet access and speed within the ranches. He urged residents to participate and distributed a handout to describe the process. He also predicted a big summer for noxious weeds in the ranches following a record snow winter and relatively wet spring. Bill has herbicide available for people with weed problems.

BUDGET DISCUSSION

Treasurer Gary Ryan presented the proposed 2017-18 budget, about 80 percent of which will go to road repair and maintenance. Not much grading was done last year because it was too dry to positively impact wash-boarding. There was relatively minor water damage this spring despite the record snowfall. Based on long-term experience, the improvement district needs about \$50,000 a year to provide necessary services.

Assessed valuation in the ranches is slowly rising with new construction and an improvement in the overall economy, so more tax revenue is available. A new cattle guard at the arch along with mag water for the first three miles of Rim Road drove up this year's costs. Ryan urged homeowners to report road issues so they can be addressed. Conley noted that the ranches' infrastructure (primarily roads and fences) is 40-plus years old and beginning to decay. He distributed charts showing the assessed valuations and tax revenues over the past two decades. Ryan pointed out that having road work done by a ranches resident means substantial savings.

Both Conley and Ryan pointed out the large amount of volunteer labor that has gone into maintaining roads and fences. Linda Cooper suggested those hours be recorded so that if such efforts wane, the district will have an idea of the value so as to better anticipate future budget needs.

BUDGET OTHER

Conley noted a significant increase in legal fees, primarily over disputes arising from easement and private road issues. He noted one hour of lawyer fees amounts to six hours of road grading. There are almost as many miles of private road as public roads in the ranches. He said "some" of last year's cost may be recovered through accounts receivable.

PUBLIC COMMENT

The meeting was opened to public comment. Pete Teller presented a two-page personal analysis of the history of the ranches, what he sees as deficiencies in road maintenance and winter plowing, and the need to hold responsible people building new homes for damage caused by heavy truck traffic. Teller proposed some sort of fee on new construction to cover such damages.

Conley said a resolution to that effect already is being reviewed by the ranches' lawyer and will be presented at the annual meeting in July. The fee will be tied to the building permit to ensure the ability of the ranches to collect.

The meeting was adjourned at 1509.