

**HOBACK RANCHES SERVICE AND IMPROVEMENT DISTRICT**  
**Emergency Board Meeting**  
**September 6, 2018**

**MINUTES**

**In attendance:**

**Bruce Bartley, chairman**

**David Nemetz, treasurer**

**Sally Ruosch, secretary**

**Bill Conley, past chairman**

Chairman Bartley called the meeting to order at 1:15 pm. The purpose of the emergency meeting was two-fold: 1) to discuss the recent determination by the Sublette County deputy sheriff and the director of planning and zoning that Upper Picnic Ridge is a public road, and 2) to discuss a proposed partial settlement of the Winney lawsuit that provided no details.

**UPPER PICNIC RIDGE**

The HRSID has always classified Upper Picnic Ridge as a private road. Director Nemetz briefly explained the history of Upper Picnic Ridge and reasons for the private road designation. The road was not included in the original subdivision plat map (0491, 1976) that was filed in 1985 with the petition for the Hoback Ranches Service and Improvement District. Only roads on that plat were dedicated to the public. In 1990, Childs facilitated obtaining easements from five property owners across Upper Picnic Ridge Road that he had failed to obtain when he sold the properties around 1980. There was no transfer from Child, only easements given between property owners.

Board members were in agreement that the HRSID should retain Doug Mason, a Pinedale lawyer, to meet with a representative of the HRSID and the county attorney to discuss the recent county decision. The board thought, for a number of reasons, that it was an erroneous decision. These reasons included that the

county planning and zoning director openly admitted he had not read any legal easement documents, that the deputy sheriff is not a representative of Sublette County for these types of legal decisions, and Upper Picnic Ridge was not a platted road in the formation of Hoback Ranches.

The following motion was made by director Ruosch: The HRSID agrees to 1) participate in discussions with the County Attorney on the issue of whether Picnic Ridge is private or public and 2) authorizes Bill Conley to represent the board, and 3) agrees to pay half the legal fees associated with resolving this issue with the county. The other half is to be paid by the affected Upper Picnic Ridge Road easement holders.

Chairman Bartley seconded the motion. Director Nemetz abstained. It was approved unanimously.

### **WINNEY LAWSUIT**

The board discussed the proposed partial settlement of the Winney lawsuit that provided no details and the consensus was that the board would take it under advisement.

The meeting was adjourned at 2:45 p.m.