

Hoback Ranches Service and Improvement District
P. O. Box 33
Bondurant, Wyoming 82922

JULY 11, 2020 ANNUAL MEETING

MINUTES

Directors in attendance: Sam Sumrall, David Fellows, Sally Ruosch

Owners in attendance: Joe LeDuc, Glenn Hover, Sam Clark, Frank Roncalio, Nancy Watsabaugh, Dave Nemetz, Molly Nemetz, Dave Shipek, Melissa Shipek, Gustella Vosburch, Cecilia Karins, Gloria Thomas, Richard Thomas, Andy Taylor, Dena Baker, Janice Sumrall, Pete Teller, Gary Ryan, Mike Smith, Barb Johnson, Jerry Johnson; 15 owners via zoom

Guests in attendance: Jim Roscoe, State Representative District 22, Ryan Fleming

WELCOME

Chairman Sumrall called the meeting to order at 1:00 p.m. at the Bondurant Fire Hall, and welcomed owners to the 2020 HRSID annual meeting. He then thanked past-chairman Dave Nemetz for his many hours of service to the Ranches, explaining that Mr. Nemetz obtained and managed over one million dollars in government grants that minimized damage from the September 2018 Roosevelt Fire to District roads. Mr. Nemetz received a standing ovation from all those in attendance. Molly Nemetz was also recognized for her many contributions to the District. Director Sumrall then introduced newly-elected board member David Fellows who will serve as treasurer and oversee road maintenance.

MINUTES AND RESOLUTION APPROVAL

Director Sumrall called for a motion to approve the 2019 annual meeting minutes. Director Ruosch made a motion to approve the minutes and Director Fellows seconded. The motion carried unanimously. He then asked for a motion to approve the 2020 early summer budget meeting minutes. Director Fellows made a motion to approve the minutes, Director Ruosch seconded the motion, and it passed unanimously.

Director Fellows read Resolution 2020-02 (published in the Pinedale Roundup July 3 and July 10, 2020) attached to these minutes. Director Sumrall asked for a motion to approve the 2020-2021 budget. The motion was made by Director Fellows and seconded by Director Ruosch. It passed unanimously.

WINTER COMMITTEE REPORT

Gary Ryan, chairman of the winter committee, said this winter was less traumatic than previous years, and said the focus was on safety. He thanked everyone who donated to the winter committee fund, especially owners who do not live in the Ranches during the winter. He said half of the donations came from non-winter residents. Mr. Ryan said the biggest challenge this year was owners wanting to bring construction materials in early before the roads were open for heavy equipment and trucks.

FENCING REPORT

Bill Conley gave the following fencing update:

As of the first week of July 2020, the fencing project for this summer is nearing completion. Based on the Sublette County Map Server HRSID has approximately 18 miles of fencing, adjusted for topographical anomalies, its 23 miles. With new rules from the USFS, and the BLM, HR only needs to fence areas that are subject to grazing to keep the cows out. In 2019 we have completed 7.89 miles to date adjusted to 9.11miles with approximately 3 miles left for this year, the end of the

two-year grace period granted by BLM and USFS by the ranchers. The entire project will approach \$256,000 when completed.

In 2019 HR spent the full amount of the \$128,590 of the JIMRO/PAPO grant, plus had in-kind contributions totaling \$30,880 and spent \$25,506 for the required matching offset from HRSID to the PAPO grant. Fortunately, we are able to date to receive donations totaling \$22,700, which means that the District was only out of pocket \$2806 for estimated expense of \$184,976. The in-kind contributions included property owner fence removal, JHWF volunteers removing three miles of fencing, Tim Delaney removing fencing and replacing fencing that the BLM originally agreed to do.

For 2020, HR received a grant totaling \$55,000 for the remaining north border and western boundary, a total distance of approximately 3 miles will be completed by the end of July. Total costs including in-kind removal and donations could approach \$74,694.

To date all old wire has been removed on the west and north boundary. The west boundary line has been cleared for fence installation, and the north boundary line will be cleared the week of July 15th. Installation will begin the week of July 15 on the west boundary with a new 4 wire animal friendly fence. Completion estimated to be the end of July or the first week of August at the latest.

Special thanks to the following families who contributed cash or in-kind work to help keep this Project moving to meet the two year deadline set by the BLM and USFS, before grazing begins: Hinckley, Tominc, Ryan, Delaney, Mettler, Conley, Jacobson, Thomas, Clark, Watson, Lacinak, McNulty, Zunino, Brown, Bolcato, Accurso, Watsabaugh, Nemetz, Christensen, Harrison, Weller, Mathews, and Jackson Hole Wildlife Foundation.

WEED CONTROL REPORT

Spraying committee 2020 report by Bill Conley:

Weeds were exceptional this year, the second year after fire, with early and frequent rain, and ash acting as fertilizer.

Major weeds include: Black Henbane, Musk Thistle, Canadian Thistle, Scottish Thistle, Spotted knapweed, Cheatgrass, Houndstongue, Elk Thistle (ubiquitous but not noxious)

Sprayers

Ed Ruosch : Muddy Creek

Gary Ryan : Aspen from Rolling Thunder to Jacobson,

Jim Jacobson: Aspen to Mountain View, Mountain View to Elk, Kismet

Dave Shipek: Chippewaugh from Fisherman to end, Mountain View to end, Crazy Moose

Dave Nemetz: Fisherman from Rim to the end

Chris Lacinak/Stephanie Housley: Skyline

Bill Conley: Rim Gate to Elk, to Artes/Fellows and to East Gate, Watson Draw, Gros Ventre, Vista Ridge

Sublette County does 1st three miles of Rim Rd and other areas as requested

GRANTS UPDATE

Mr. Nemetz has agreed to assist Mr. Fellows in seeing the grants through to completion. He reported that the Hazard Mitigation Grant Program (HMGP) work is scheduled to begin August 1. This grant totals \$567,000 (\$425,000 from FEMA and the 25% match of \$142,000 paid by Sublette County). Rio Verde Engineering in Pinedale is the engineering firm contracted by the county. The work was put out to bid and Apex Energy from Douglas, Wyoming, was low bidder at \$238,000. The county awarded the bid to Apex Energy. Bids ranged from \$238,000 to \$850,000.

Culvert replacement will require roads to be closed at times, and owners will be updated daily of road closures through hrrsid@yahoo.com email. Jerry Johnson said Shad Cooper, Sublette County Unified Fire director, should also be notified of road closures. The completion date is scheduled for December 15, although the grant is good through the summer of 2021.

Mr. Nemetz expressed appreciation for the Natural Resources Conservation Service (NRCS) emergency watershed protection grant work completed last summer. Due to changes in drainage and vegetation, the NRCS has agreed to pay

an additional \$180,000 to improve road surfaces and log check dams. This work should be completed by August 1.

The NRCS work will be done by Cody Post of Post Construction. Director Fellows said four to six inches of road pack will be added to critical areas of Rim Road.

ADVISORY COMMITTEE

Director Ruosch said the board has decided to form an owners' advisory committee that will bring topics of interest and concern to the board's attention. She asked owners to email hrrsid@yahoo.com if they are interested in participating. The board is hoping volunteers will represent new and long-time owners, eastside and westside owners, and part-time and full-time owners. The group will have in-person and conference call or zoom meetings, depending on the season. Topics discussed at the advisory committee meetings will be forwarded to the board of directors. All decisions will be made by the board.

RIM ROAD/USDA (FOREST SERVICE) TORT

Some Hoback Ranches owners have been in contact with Professional Forest Management, LLC, Wildfire Pros, of Pueblo, Colorado. PFM is a company that analyzes Forest Service actions and decisions in the case of "managed fires". They are a full-service forestry, rangeland and wildfire impact assessment consulting firm hired by individuals and other entities to prepare a report to be used in a tort case against the Federal government. It has been suggested that the board consider engaging PFM's services as a means of protecting the District against possible costs if upper Rim Road should fail due to changes in drainage caused by mismanagement of the Roosevelt Fire.

The company provides GIS products that establish the nature of the damages and location of current and projected issues, field notes including costs of rehabilitation, clean up, and recovery, a narrative report of findings including a "sum certain" for the final Standard Form-95 (Claim for Damage), and they will help fill out the SF-95. Their retainer for this service is a non-refundable \$5,000, followed by a negotiable amount upon report delivery. The final amount

considers the final cost of the claim and other factors. The tort claim is handled by an attorney, presumably working on a percentage.

Director Sumrall said the deadline to file a tort is September 23, 2020, two years after the Roosevelt Fire. He also emphasized that there is risk of not winning the case, and the board will do extensive research before making a decision. He said he has been advised that as good as a case appears to be, the opposing case may be just as good or better.

Former board member and retired engineer Pete Teller estimated that the cost of rebuilding upper Rim Road, including the two abutments, would be about \$2.5 million. Possible other sources of paying for rebuilding the road were discussed and included assessments against each owner and bonding as a district. The board will notify owners before making a decision.

OTHER BUSINESS

Cookie Karins brought up that the UPS box needs to be larger, or UPS should deliver parcels to individual homes, at least in the summer. She said she has called UPS with no success. Director Sumrall said he has called numerous times, and will continue his efforts to get a bigger box.

The AED locations in the Ranches are: Sumrall residence, 62 Skyline, and on the post at Elk and Rim.

Director Sumrall introduced Jim Roscoe, District 22 State Representative, and thanked him for attending.

The meeting was adjourned at 2:30 p.m.