

Hoback Ranches Service and Improvement District

Annual Meeting July 20th 2024 1:00PM

Hubert the Hunter Church

Meeting Minutes

Call to Order 1:05 PM

Old Business:

About 45 Residents were present, and Bill Balderston and Dave Fellows, Directors.

Winney Litigation Update: the last remaining section to the eight-section suit filed in 2017 by Bill and Louis Winney was tried last November and the judgment was released this past May. The Court's determination was that the HRSID Covenant #9 had been abandoned many years ago and is no longer applicable/enforceable. See the attached meeting handout with FAQ's provided by our attorneys. A Landowner's Guide to Fences and Wildlife - Practical Tips to Make Your Fences Wildlife Friendly will be posted on the HRSID the website for a reference resource to HR Residents.

Fence Update: The Hoback Ranches perimeter fence has been walked two times this year, and the damage from dozens of downed trees repaired. In addition, sections which always seem to have animal damage were strengthened with wood top rails. No cattle have gotten into the Ranches so far this year.

Tort Update-Roosevelt Fire: We lost at the local and district levels in Federal Court, and lost our appeal to the US Supreme Court. This matter is now a dead issue with no potential further action.

New Business:

Guest Speakers: Sublette Unified Fire & National Forest

Sublette Unified Fire - Jerry Johnson (HR Resident since 1986) advised that the County has qualified staff that can perform fire mitigation evaluations for homeowners' houses at no charge. Written recommendations will be provided as guidelines only and are not mandatory.

Jerry also provided updates on the Monument Ridge Prescribed Fire - which involves 3500 acres and is focused on fuel reduction. Presently the fire is smoldering and doing what it's supposed to be doing...cleaning up the dead and down timbers.

Jerry advised that if any resident of Hoback Ranches has any issues about fires or campfires, they should contact 911.

National Forest - Lex Scanlan, Randy Greeble & Kerry Swain (new District Ranger) advised there is a new fire 18 ½ mile south of our location in the Horse Creek area, started by a lightning strike on June 13. 80% of the White Bark trees in this area are dead. The fire now involves 43 acres and they have ramped up resources in early July with 40+/- firefighters on site. They hope by week's end to have the fire contained.

The smoke that is coming our way is originating from fires in Utah, Idaho and Oregon. For those HR residents interested in monitoring smoke and air quality, please consult www.airnow.gov.

They advised that there are no other prescribed burns in our area are scheduled for this year, however in coming years additional work will be done on Monument Ridge. The Monument Ridge Project involves 30,000 acres and they will be working on another 16,000 acres over the next 5 to 6 years.

Budget Approval -Resolutions 1, 2, & 3: Bill Balderston provided individual motions for Resolutions 24-001, 24-002, and 24-003, which were seconded by Dave Fellows and passed unanimously.

Approval of Annual Meeting and Early Budget Minutes: Approved.

Forest Service Easement - First Three Miles: Dave Fellows advised those assembled for the Annual Meeting that the County has been approached to

take over servicing & maintaining the first 3 miles of the road to Hoback Ranches. Doug Vickery and Dave Stevens are in favor of this, but we need at least one more Commissioner to approve. The Forest Service will also need to approve an extension of the 60-foot easement to 100 feet, however the District Ranger and his boss both see no reason why they would object. Billy Pape (Superintendent of Sublette County Road and Bridge) has examined the road and is in support of the County takeover. The only thing he would modify to the existing road is an area for vehicle (grader) turnaround by the HR Arch. The application has been prepared for the County by Billy Pape and Hoback Ranches, however it needs the Commissioners' signature. The application then goes to the Forest Service for final approval. Doug Vickery would like the County to take over the road before winter.

Burn Pile: The National Forest will no longer allow Hoback Ranches residents to deposit the debris in the Fisherman's Creek Gravel Pit for burning. HR residents are responsible for disposing of their own debris.

Speed Limit Reminder: Dave Fellows advised that there are no potholes on the road, just washboard areas. The best way to avoid causing washboard areas is to reduce speed to a maximum of 20 miles an hour and use four-wheel-drive. Additional gravel has been ordered. For lasting road repair, we are waiting for rain. We have been trying to rent a water truck and roller for further repair to problem areas. In the meantime we have pushed gravel to the side of the road on purpose for temporary relief.

Weed and Pest Control: Sublette County Weed & Pest provides backpacks, ATV sprayers, slide-in, and hand sprayers at no additional cost to residents or property owners of Sublette County. They will also help you get calibrated to add the proper amount of pesticide to the sprayer. For additional information they may be reached at <https://www.sublettecountyweed.com/>. We are looking for volunteers to spray noxious weeds along the District roads, especially on the East side. Please contact HRSID.

Bill Conley provided a supply of brochures for weed identification. If interested in a copy, please send an email to HRSID@yahoo.com.

Winter Committee Update: Dave Fellows reviewed the Winter Committee Financial Report, which in brief started the year with \$45,002, between expenses and contributions lost \$4,650, and ended the year with \$40,352.23 in the bank. The committee will meet in October for planning. Meeting date is to be determined. A decision for the 2024-25 Winter Voluntary Contribution will be made at the Winter Committee in October. Thanks to Will Watsabaugh and Teresa Schrader for their work on the committee.

Covenants and Rules & Regulations: Dave Fellows advised that since the Roosevelt Fire, the HR Board has been relaxed regarding trailers on residents' property in order to support displaced residents and their rebuilding efforts.

While the HR Board does not intend to become the police for the enforcement of the HR Covenants, Rules & Regulations, we will write letters to residents regarding violations to the covenants or rules and regulations, and attempt enforcement. Residents have a responsibility to respect their neighbors by following the covenants, rules & regulations. Residents having issues should send written inquiries to the HR Board via HRSID@yahoo.com.

Most of the disputes in HR have historically involved Covenant #12, which deals with the District's easements along each of our property boundaries. This covenant allows an easement for the following three reasons:

- Bridle Paths, which include hiking, but not ATVs or other motorized vehicles.
- Access for utilities.
- Access to resident's landlocked parcels.

To avoid any issues, the Board strongly recommends that residents hire a surveyor to review and survey the property lines and closely communicate with their neighbors. If anyone has questions as to who their neighbors are or needs their contact information, please send written inquiries to the HR Board via hrsids@yahoo.com.

The Sublette GIS Mapserver is a great source for this information and is free of charge. It is located at <https://greenwoodmap.com/sublette/mapserver/>.

UPS/FedEx Boxes: The FedEx Box has been shut down and is no longer operational. FedEx will deliver to resident's homes or leave packages in the UPS Box. All residents are strongly encouraged to obtain the cell phone application for UPS so they may receive an alert when their package is delivered to the UPS Box. **There is no excuse for packages being left in the UPS Box for multiple days. If you plan to be out of town, please arrange with a neighbor for pickup, so as not to inconvenience the UPS Driver and/or your neighbors.**

Picnic After Meeting at 5pm, Skyline Parking Area.

Adjourned at 2:51 PM



David Fellows, director



Bill Balderston, director