

Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

July 16, 2011 Annual Meeting

Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, July 16, 2011 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

Directors In Attendance:

Richard Thomas	Chairman
James Ramage	Treasurer
Bill Conley	Secretary

Chairman Richard Thomas called the meeting to order at 1:07 PM. Richard welcomed summer residents back to the Ranches and everyone to the annual meeting.

APPROVAL OF MINUTES

Minutes for Annual Meeting, July 17, 2010

Minutes for Early Meeting, June 18, 2011

Director Ramage moved to approve the above minutes. Director Conley seconded.

Motion Approved.

ELECTION 2011:

Board Director and Secretary Conley updated homeowners on May 3, 2011 election results. The number of Ballots: 258 were sent out; 33 Ballots were returned for inadequate or unable to forward address.

Returned: 61

60 votes for James Ramage

1 write-in for Diamelen McNealey

James Ramage unanimously re-elected, and chosen by Board to remain as Treasurer.

GUEST SPEAKER: Ken Mills, Wyoming Game and Fish Department

Agent Mills gave a detailed presentation and distributed a handout on bears in Wyoming, specifically the black bear and the grizzly bear, and the issues for Hoback Ranches regarding bears.

There were four incidents regarding bears in Hoback Ranches in the Summer/Fall of 2010, of which all four bears were trapped. One was relocated, and the other three euthanized due to their prolonged human contact. The presentation and the information provided will be posted on the Hoback Ranches website: www.hobackranches.com

OLD BUSINESS:

Chairman Thomas advised that the easement for the County Road II was finally approved by US Forest Service granting a 40 foot easement to Sublette County and requiring the Sublette County to guarantee maintenance. The original paperwork was submitted to Sublette County Commissioners on June 25, 2010. The County subsequently decided that the easement should be granted to HRSID, as it did not want to take on the additional burden of the maintenance of the road, as it has been done by HRSID for the past 25 + years. The paperwork is being redone by USFS to grant the easement to HRSID. The County has assured HRSID that the funds are still available for the Class II under the new arrangement.

NEW BUSINESS:

BUDGET REVIEW

Director Ramage advised the group that the County Assessment has dropped 25% over two plus years from 2008 thus money into HRSID will reflect drop in assessment. For 2010, the Property Taxes generated revenue of \$38,469.28, slightly higher than the budget forecast. To exacerbate the situation further, interest income has dropped significantly from previous years @\$6000+ to around \$1760 due to the low rates of return offered by the banks on Certificates of Deposit.

After researching how to increase revenues for HRSID, it was discovered that the original petition capped the Mil Levy at 8 mils. After extensive research it has been determined that going forward HRSID will need to prepare for a special assessment to make improvements to our roads that will help reduce costs for road maintenance and fences, or alternatively, decrease services.

As a quick summary, expenses for the 2010-2011 fiscal year were all within the budget. The \$7500 budget for fence maintenance was not spent. Revenues for 2010-2011 were \$40,229.95, expenses were \$37,008.93; for a net income of \$3,221.26, resulting in an unreserved fund balance of \$26,233.26.

The new budget for 2011-2012 requires the use of carry over funds from previous year. For this year's budget, revenue is projected at \$45,015.72 including the use of previous unreserved funds of \$9000.00. Property Taxes for 2011-2012 are down another 8%

over last year to \$34,245.72. With expenses of \$43,250.00, this will result in a new income for the district of \$1765.72, and the unreserved carry over fund balance falling to \$18,998.98 for future years.

The board will consider various ways to increase funding, including donations, special assessment for Fiscal Year 2012-2013 beginning in July 2012.

Question from the floor: How to we move forward to secure the funding?

Answer: The Board has to prepare a detailed document detailing the use of the funds, and a projected timeline, and submit documentation to the County for the Special Assessment. The Assessment per HRSID rules must be on a per acre basis.

RESOLUTION:

On behalf of the Board, Director Conley Reviewed and Read the Resolution for 2011-2012 Budget. Motion to Approve: James Ramage. Second to Motion: Richard Thomas. Approved unanimously.

Director Conley reviewed and read Resolution 1-7, Hoback Ranches Administrative Procedures and Budget, approving the use of Pinedale RoundUp as the official paper, and authorizing the board to spend the money in the 2011-2012 budget as proposed. Motion to Approve: James Ramage, Second: Richard Thomas. Approved: unanimously.

ROADS AND FENCING:

Director Ramage gave an overview of last year's road maintenance efforts, and anticipated maintenance for the coming year. The road work this spring was delayed due to snow and inclement weather well into June. Due to fiscal constraints somewhat less maintenance will occur this coming year. Unless additional revenue can be obtained in the near future, maintenance efforts will have to be scaled back significantly once the unexpended carryover runs out.

Director Ramage gave an update on fence maintenance. No work occurred this spring because we were short funds, and future work on fencing until the budget improves will be for emergency repairs only. No work was done last year in conjunction with a fence project that the Green River Valley Land Trust is pursuing in the area.

Question from the floor: How much gravel does Hoback Ranches currently stock pile:

Answer: Approximately 6000 cubic yards.

Question from the floor: What is being done to get CenturyLink to repair road damage from putting in fibre optic cabling at East entrance to Watson Draw.

Answer: CenturyLink has agreed to hire Hoback Rim to repair the road, and will then replace gravel over the repaired roadbed. *Note: CenturyLink has since followed through on this. They hired Woody and Sandy to fix the road, and then they hauled in 5 loads of replacement gravel.*

Question from the floor: What are the prescribed road width's within HRSID?

Answer: While roads vary from 12 feet to 20+ feet, the preferred roads are 20 feet, with some 22 feet, and none less than 16 feet.

Presentation from the floor:

Pete Teller recently returned from two years in Argentina, presented some observations and comments for consideration by HRSID for upcoming fall and winter regarding roads, as a matter of practice and plan. Peter, a Professional Engineer, and former HRSID board member, also shared a document from his reading regarding "Managing Spring Thaw Weakening on Low Volume Roads". Pete's ideas will be shared with the Winter Committee, and the Road Committee.

WINTER ACCESS

Chairman Thomas updated everyone on the Winter Access Program. He noted that the homeowners in residence during the winter felt the program was successful, and HRSID was appreciative to Jim Gray and Charles Thomas for allowing parking within the ranches on their property. HRSID has improved signage in the Winter to note:

- All Roads are public
- All Property is Private, and No Trespassing is allowed
- NO storage in the parking areas is allowed after the season ends.

Special Thanks for Woody and Sandy Caldwell for maintaining the HRSID designated roads during an extremely challenging winter.

Fire Mitigation

Lucy Conley advised that the new Hoback Ranches Fire Notification Tree was in the process of being updated. All homeowners are asked to get their current phone and contact information to: HRSID@yahoo.com, if they have not already done so.

HRSID is using email more aggressively to expand communication to those residents who wish to keep abreast of activity. A private, confidential email list has been developed for this purpose. All residents are encouraged to provide an email ID for this purpose. Send to: wconley@yahoo.com or HRSID@yahoo.com

OTHER DISCUSSION:

Linda Cooper updated all on the Noble Basin Project. The project is still moving forward but has not been finalized. As a precaution, all homeowners in Hoback Ranches who are in the affected area, Sections: 1, 2, 3,10,11,12 are strongly encouraged to have their water tested prior to any activity. Sections 3 and 10 are the closest to the proposed drill site.

ELECTION 2012

Chairman Thomas noted that the 2012 Election scheduled for Tuesday, May 1, 2012 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 16, 2012

Next year's annual meeting: July 21, 2012

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 3:33 PM.