

Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

June 18, 2011 Early Summer Meeting

Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 18, 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 1:04 PM. Richard welcomed summer residents back to the Ranches. Minutes from previous early summer meeting, June 19, 2010, were reviewed. Richard Thomas made a motion for approval. James Ramage seconded. Approved Unanimously.

SUBLETTE COUNTY WEED AND PEST: Bill Conley presented on behalf of SCW&P. Sublette County Weed & Pest was not able to make the meeting. Adrienne Peterson, Supervisor provided hand out materials for Hoback Ranches. Sublette County will provide spraying for noxious weeds for the early summer in the ranches. Hoback Ranches needs a volunteer to work with Sublette County to coordinate spraying in the Ranches. Please contact one of the directors if interested.

ADMIN ISSUES:

Bill Conley advised the homeowners that the directors are gathering all historical documents on Hoback Ranches in an effort to digitize them for future reference. Many old documents are stashed in previous director's basements or storage rooms. HRSID has contacted Mary Lankford, Sublette County Clerk, who has offered assistance in gathering critical documents.

All residents were asked to provide any documents that they may have to one of the directors for proper recording, and safe storage. Meeting participants were also advised that HRSID was informed by Wells Fargo that it had a safe deposit box in the bank in

Pinedale. Efforts are underway to find the key, as the last time the box was opened was 1994. If the key cannot be found, the box will be drilled out, the contents removed, and box closed.

UPDATE ON COUNTY CLASS II ROAD PROJECT: Chairman Thomas explained that USFS has agreed to the easement for the USFS road but the Sublette County lawyer rejected the document as it named the county as the owner of the easement, and stipulated Sublette County to maintain the road. The road covers 2.9 miles from Hwy 189/191, to the Hoback Ranches arch
County Road CLASS II needs a minimum 60 foot easement, USFS only granted 40 feet but HRSID will request a 60 foot to match the easement from Hoback Ranches and will ask that the easement be amended to read HRSID instead of Sublette County. This new easement will convert the current annual Special Use Permit to an easement to the Sublette County and the road will be maintained by Hoback Ranches as currently envisioned. Sublette County has assured HRSID the funds are still available.

BUDGET 2011-2011: Director Ramage led discussion regarding the purpose of the early summer meeting. The meeting is designed to get public input on the budget for 2011-2010 prior to its submission to the county in July.

Budget for 2010-2011 is on target for spending with few exceptions. To date, no money has been spent for fencing. The repairs have been deferred and the money will be rolled to the road fund for 2011. Until additional revenues are available, any fence repairs will be on a request basis.

James explained the need to continue to improve the roads within the Ranches and fencing, much of which is over 30 years old. The actual needs for HRSID are projected at nearly \$50,000, even with minimal work on the fencing. \$9000 of our annual expenditures are administrative costs such as legal, advertising, insurance, and accounting. With interest income our projected revenue for the coming year is \$36,745, which is far short of our needs.

Director Ramage explained that last year the tax assessment for Hoback Ranches was \$37,220. This year is estimated to be \$34,246. HRSID has experienced a 25% decrease in tax revenues since 2008 challenging our budget process. Therefore, the District needs to find a way to either raise annual revenues, or reduce maintenance expenses. Currently the assessment is 8 Mills and has been that since the 1985. It was never adjusted or indexed to CPI, though costs have for many items, such as fuel,

gravel, labor, fencing materials, etc have all increased significantly while our infrastructure has aged requiring more maintenance.

He advised that the directors had considered raising the Mil Levy from the current 8 Mills to either 10 Mil or 12 Mil, but found that when the district was formed it was capped at 8 Mil.

Question from the floor asked how is the annual MIL Levy established and if it cannot be changed, what can be done?

Director Ramage explained that one option at our disposal is a special assessment that could be used to make improvements to our roads that will in turn make them easier and less costly to maintain. The process for a special assessment is similar to our annual mill levy. A list of improvements and associated costs estimates would be developed, which would then be assessed on a per acre basis in accordance with our resolution. It takes 30% of the assessed value of the district to disapprove Special Assessment.

Question from the Floor asked if more Fire Mitigation Money was available. Bill Conley informed the group that per Jerry Johnson, HRSID coordinator with the BLM on fire mitigation, no funds are currently available. IF funds become available, we will apply.

James Ramage and Richard Thomas solicited any additional input on budget...none submitted. Chairman Thomas had to leave due to a Fire Department commitment.

Linda Cooper advised the group on the drilling on the Nobel Basin and Upper Hoback. All residents were encouraged to get their well water tested before any drilling begins to establish a base line for water quality, in the event there are any changes in the future.

A motion was made by James Ramage to have the meeting adjourned. Seconded by Jim Jacobson. All in favor: unanimous.

Acting Chairman Ramage adjourned the meeting at 2:10.