

# **Hoback Ranches Service & Improvement District**

P.O. Box 33, Bondurant, Wyoming 82922

June 15, 2013 Early Summer Meeting

Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 15, 2013 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

Directors-In-Attendance:

Richard Thomas

James Ramage

Bill Conley

Chairman

Treasurer

Secretary

Chairman Richard Thomas called the meeting to order at 1:07 PM. Richard welcomed summer residents back to the Ranches. Richard Thomas advised that last year's early meeting minutes along with last year's annual meeting minutes would be approved at the annual meeting on July 20, 2013.

**BUDGET 2012-2013:** Director Ramage led discussion regarding the purpose of the early summer meeting. The meeting is designed to get public input on the budget for 2013-2014 prior to its submission to the county in July.

Property Tax has thus far come in is slightly higher than the budgeted amount. Interest Income is so far quite a bit less. Overall revenue is just slightly over the budget estimate. Thus far all expenses appear to be coming in on track. Road expenses for May and June have yet to come in, and there will some expenses fence and legal expenses to come in before the year's end, but they are all expected to be within budget. Insurance was up about 10%. We budgeted \$7850 of unreserved (carryover funds) last year. We'll see how this comes out once all the expenses are in for the year. We likely will have used some but not all of that amount.

The Assessor estimates Property Tax Revenues to increase about 6% this year to \$35,959. This is still down over 21% from a high of \$45,543 in 2009. Interest Income will likely be even lower this year, maybe less than \$1000. This is down from a high of \$8669 in 2007. Total Income is therefore projected at about \$37000, which is down from high of \$50,700 in 2008.

We have been working with the Sublette County Assessor and Clerk along with our Attorney and believe we are all in agreement that our annual levy is not subject to an 8 mil cap. Therefore rather than a onetime large improvement project done in the hopes of reducing our maintenance costs, we are back to our preferred alternative which is to simply raise our annual revenues.

We have estimated our needed expenditures at anywhere from \$50,000 - \$60,000 (depending on the amount of gravel placement and fence maintenance levels). Our fixed

costs of administrative, insurance, advertising, legal, and accounting run at least \$7500 per year. When we budget for adequate gravel placement, our road maintenance budget should be about \$35,000. However, we also need to be saving for gravel replacement in the amount of \$9000 annually. The fence budget needs to be at or near \$5000 annually to have a chance of keeping up with the repairs. When you add this all up it amounts to about \$56500. Our revenue right now is expected to be around \$37,000, which fall way short of our needs. At 12 mils our total revenue would increase to around \$55,000 and our budget could actually balance.

We therefore propose to assess 12 mils this year. Our priority this year would be to secure some additional gravel while we have a cost effective source as the County Class II project is constructed. This will extend our stockpile another few years. In future years we would likely want to keep the mill levy at 12 to allow for placement of adequate yardage of gravel annually, and to keep saving money for future gravel replacement. We would also like to allocate around \$5000 to fence maintenance annually. The appropriate mil levy will be reviewed annually though considering our needed expenditures and the assessed valuation of the District. If valuations continue to rebound to historic highs we could reduce the levy.

Director Ramage then explained what a HRSID levy of 12 mils would mean in terms of dollars to residents. The average parcel in Hoback Ranches occur a HRSID levy of approximately \$131 annually. At 12 mils that would increase by about \$66 annually. The average value includes a number of unbuilt parcels within the Ranches. Director Ramage then used his property as an example of a typical built property. Under the current 8 mil levy the HRSID levy for his property would amount to about \$254 annually. At 12 mils this would increase by about \$127. He also pointed out that the total Sublette County property taxes are based on nearly 67 mils, so and increase in the HRSID levy of 4 mils amounts to only about a 5-6% increase in total property tax (71 mils total).

**UPDATE ON COUNTY CLASS II ROAD PROJECT:** Chairman Thomas informed the group that USFS easement for the USFS road to Hoback Ranches Service and Improvement District has gone through engineering design by Rio Verde and the drawings are to be signed off by the new District Ranger for the Big Piney District. The work will hopefully go out for bid during June, once signed off, and we can expect construction to begin sometime in August.

**Question from the floor** asked how is the annual MIL Levy established and if it cannot be approved what is next?

Director Ramage explained the only other option at our disposal besides increasing the mill levy to support the budget is to have the budget and a special assessment. The budget could cover annual maintenance costs and the special assessment could be used to make improvements to our roads making them easier and less costly to maintain. The process for a special assessment is similar to our annual mill levy and would be another line item on the annual tax bill. As stated before, list of improvements and associated costs estimates would be developed, which would then be assessed on an equitable basis in accordance with our resolution. It takes 30% of the assessed value of the district to disapprove Special Assessment, otherwise the assessment is approved.

**Question from the floor:** What is being done for weed control in the Ranches for this year? Is the Sublette County Weed and Pest going to spray as in the past? Director Conley advised that it was anticipated that Sublette W&P would again be spraying the roads for Henbane and thistle. He stated that he would follow up with Adrienne Peterson, Supervisor, to confirm timing for spraying.

James Ramage and Richard Thomas solicited any additional input on budget...none submitted.

**OTHER BUSINESS:**

Lucy Conley presented an update on the Hoback Ranches Fire Notification process and the Sublette County Everbridge system. All home owners are encouraged to send their updated notification information to Lucy Conley or Gloria Thomas for inclusion in the HRSID system. HRSID cannot sign up homes into the Sublette County Everbridge system, and individuals are encouraged to do this by going to the Sublette County website.

There was a discussion about Winter Plowing, and after a brief history lesson on the winter roads, the issue was referred to the Winter Committee for follow up.

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

Chairman Thomas adjourned the meeting at 2:11.