

Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

June 16, 2012 Early Summer Meeting

Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 16, 2012 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 1:01 PM. Richard welcomed summer residents back to the Ranches. Minutes from previous early summer meeting, June 18, 2011 were distributed. Richard Thomas advised that these along with last year's annual meeting minutes would be approved at the annual meeting on July 21, 2012.

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 2012-2013 prior to its submission to the county in July.

Budget for 2011-2012 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 2012-13. 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. Road maintenance currently costs HRSID around \$33,000 per year and around \$500 per year on weed control. With interest income our projected revenue for

the coming year is \$34,000 plus a small carry over from fencing and gravel which is far short of our needs.

Director Ramage explained that last year the tax assessment for Hoback Ranches was \$34,246. This year is estimated to be \$33,000. HRSID has experienced a 25% decrease in tax revenues since 2008 challenging our budget process, and there will be an additional decrease in revenues this year @ 3%. Currently the assessment is 8 Mills and has been that way since the 1985. It was never adjusted or indexed to CPI, though costs 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.

Work is underway to prepare for a Special Assessment. The Special Assessment has to specifically identify the amount of money needed, and the specific projects that will be undertaken with the funds. Once the list of projects is completed over the next weeks and months, a notice will be posted, and a public hearing held in late summer to review the entire project plan. According to WY statutes, the assessment will be done on a per acre basis. At this point, it is estimated it could be anywhere from \$30 to \$60 per acre. Once the detail work is completed, HRSID will have a better understanding of the actual costs and final one-time assessment.

UPDATE ON COUNTY CLASS II ROAD PROJECT: Chairman Thomas proudly announced that USFS has agreed to the easement for the USFS road to Hoback Ranches Service and Improvement District. The easement was filed with Sublette County on Thursday, June 14th, 2012.. The road covers 2.9 miles from Hwy 189/191, to the Hoback Ranches arch.

This new easement will convert the current annual Special Use Permit to an easement to the HRSID at the annual costs of \$463.26 and the road will be maintained by Hoback Ranches.. Sublette County has assured HRSID the Class II Road funds are still available. The County Commissioners will put HRSID on their agenda to approve. At this point it is unclear when the meeting will be held. The Commissioners meet every first and third Tuesday. It is possible for the meeting to be on July 3, 2012.

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 the only option at our disposal is a special assessment which could be used to make improvements to our roads that, in turn, will make them easier and less costly to maintain. The process for a special assessment is similar to our annual mill levy. As stated before, list of improvements and associated costs estimates are being 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, 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 their actions, and timing for spraying.

Question from the floor: Will the special assessment work fix all the known shortfalls on the roads in the ranches? Many of the roads were poorly built to begin with, and may not even have the proper sub-base. New engineering techniques are available to ensure longevity of the roads, if properly done.

Director Ramage advised that the Special Assessment will strive to fix all known shortcomings in the ranches. To rebuild all the roads will be expensive. Common sense and good engineering judgement will hopefully prevail. All residents are encouraged to submit their suggestions for improvements, and these will be reviewed in total at a Public meeting late this summer before being submitted to the County for implementation.

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

Richard Thomas made a brief presentation on three subjects:

Fire Wise: Grant money is again available from the State of Wyoming to help residents secure their property from fire encroachment. Richard is attending a meeting in Cheyenne on Tuesday, June 19, 2012 to better understand the requirements.

WILDLIFE: The chasing of deer or other wildlife in the ranches is frowned upon, and expressly prohibited by Wyoming Fish and Game. All residents are strongly encouraged to keep their animals under control at all times.

Land Use Agreement: Sublette County requires that all residents who have a pond or lake on their property sign a land use agreement that allows the fire department to use that source of water in the event of a fire. If a resident has not done so, complete the form and turn it into the Bondurant VFD.

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 1:58..