

# Hoback Ranches Service & Improvement District

P.O. Box 33, Bondurant, Wyoming 82922

## June 20, 2015 Early Summer Meeting Minutes

A public meeting was conducted by the Board of Directors of Hoback Ranches Service Improvement District on Saturday, June 20, 2015 at St. Hubert's Church, Bondurant Wyoming 82922 at 1:00 PM.

### Directors-In-Attendance:

Richard Thomas	Gary Ryan	Bill Conley
Chairman	Treasurer	Secretary

Chairman Richard Thomas called the meeting to order at 1:13 PM. Richard welcomed summer residents back to the Ranches. Richard Thomas asked all attendees to introduce themselves, as we had many new members in attendance. Twenty-seven residents were at the meeting.

BUDGET 2014-2015: Director Ryan led discussion regarding the purpose of the early summer meeting. The meeting is designed update residents on the budget for the fiscal year 2014-2015 and then to get public input on the budget for 2015-2016 prior to its submission to the county in July. As part of some changes in procedure, a preliminary budget has already been submitted to the State of Wyoming electronically.

Property Tax has thus far come in is slightly lower than the budgeted amount. Interest Income is so far quite a bit less. Overall revenue is over the budget estimate due to donations for fixing the fence and the entrance gate. Thus far all expenses appear to be coming in on track with a few more weeks left in the fiscal year. Road expenses for the year were less than the budget by @ \$1350. The fence repair and replacement project expenses exceeded budget, largely offset by the donation. Unexpected expenses for the new cattle guard, and the new Hoback Ranches entrance gate came to \$18350. All other expenses are all expected to be within budget. We budgeted \$12,000 of unreserved funds, which included money for gravel crushing, however we used \$28,811 of the unreserved fund for 2014-15 budget.

The Assessor estimates Property Tax Revenues increased slightly this current year to \$43,500 including the 12 mil assessment..

The board has estimated needed expenditures at anywhere from \$50,000 - \$60,000 (depending on the amount of gravel placement and fence maintenance levels). The fixed costs of administrative, insurance, advertising, legal, and accounting run at least \$8025 per year. When budgeted for adequate gravel placement, the road maintenance budget should be about \$35,000. However, it is important 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. This all up it amounts to about \$57000. The revenue right now is expected to be around \$43,500, which fall way short of the needs.

The board therefore proposes to assess 12 mils again for this year. The priority this year would be to secure some additional gravel with a cost effective source as the County Class II project is constructed. This will extend the stockpile another few years. HRSID would propose 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. The current valuations for the ranches is at the 2006 levels, with total valuation at \$4,477,166.

Director Ryan then explained what a HRSID levy of 12 mils will remain in force for a couple more years while HRSID focusses on improving roads, and repairing fences which are over 40 years old and in need of replacement.

Director Conley thanked Susan and Robert Mettler, who donated \$4000 for the new Hoback Ranches entrance gate in memory of "Jim and Dorothy Ryel" who contributed money for the original gate. The old gate unfortunately had to be removed during the road construction. The new entrance gate will be higher and wider to comply with WYDOT and Sublette County standards.

Gary Ryan and Richard Thomas solicited any additional input on budget...none submitted.

UPDATE ON COUNTY CLASS II ROAD PROJECT: Director Thomas informed the group Hoback Ranches Service and Improvement District Class II Road project is scheduled to continue on July 6, weather permitting. The road project was awarded to R.S. Bennett, of Big Piney, and the project is seriously behind schedule due to weather last fall, preventing completion. Director Thomas read sections from an email from Aaron Seehafer, Rio Verde Engineering on the project updates and priorities for 2015. During construction, there will be a periodic requirement to close the road. The email will be distributed to the HRSID email list participants.

The contractor will give HRSID 48 hours advance notice for any road closure, and no closure may exceed 48 hours. During road closures, all HRSID traffic must exit via the east Rim Road exit onto HWY 191. Postings on road closures will be at the Skyline-Rim Kiosk and the new kiosk at the main HWY 191 entrance cattle guard.

#### FENCING UPDATE:

Director Conley advised the group that the fencing on the North boundary will continue to be the focus of this year's activity. The fence from the main gate heading west was patched last year by volunteers. A large section was repaired already this summer at Hamu's property near the Rim on the North boundary. We have begun replacement of the fence from the main gate, heading east. Last year the fence was replaced from the

gate to Dr. Jay Smith's property. This year we will continue along the northern boundary through Sam Clark's property, and hope to complete required replacement by end of 2016.

The Meeks Brothers from Bondurant will continue as contractors, and work will begin the week of June 30<sup>th</sup>.

#### OTHER BUSINESS:

Question from the floor:

Pete Teller asked that attention be given to Kismet Road. It did not receive any gravel last year. Gary Ryan advised it was on the list to be done this year for blading and some gravel.

Pete Teller requested that the use of magnesium chloride be reconsidered on the road currently under reconstruction by Sublette County. Jerry Johnson and Sam Clark also commented on the request. Discussion followed. Chairman Thomas advised that he thought it was part of the contract, and a requirement by the US Forest Service. He agreed to meet with the Sublette County Engineer and Road Maintenance department to understand the economics of "magging" the road, and hopefully report back at the next meeting, which will occur before the process is scheduled to begin.

Lucy Conley presented an update on the Hoback Ranches Fire Notification process. All home owners are encouraged to send their updated notification information to Lucy Conley or Gloria Thomas for inclusion in the HRSID system.

A motion was made by Richard Thomas to have the meeting adjourned. Seconded by Bill Conley. All in favor: unanimous. Chairman Thomas adjourned the meeting at 2:15.