

Hoback Ranches Service and Improvement District
P.O. Box 33, Bondurant, WY 82922

July 15, 2017 Annual Meeting

MINUTES

A public meeting was conducted by the Board of Directors for Hoback Ranches Service Improvement District at the St. Hubert's Church in Bondurant, Wyoming.

Directors in Attendance

Bill Conley Chairman
Dave Nemetz Treasurer
Gary Ryan Acting Secretary
Director Bruce Bartley (Secretary) was not in attendance. Former Director and Treasurer, Gary Ryan represented Mr. Bartley.

Chairman Conley called the meeting to order at 1:06 p.m. Approximately 40 people, including the Directors were in attendance. Chairman Conley welcomed returning summer residents as well as everyone else. He asked all present to introduce themselves, as there are always new residents.

Approval of Minutes

Minutes from Annual Meeting, July 17, 2016
Minutes from Early Meeting, June 17, 2017

Mr. Ryan moved to approve the minutes from both meetings and Director Nemetz seconded the motion. Motion approved unanimously.

Election 2017

Chairman Conley provided the elections results as approved by Sublette County Clerk Mary Lankford. The vote totals were as follows:

TOTAL Ballots Mailed: 262
Dave Nemetz 76

WRITE IN VOTES:

Sam Sumrall 1
Willy Watsabaugh 1

David Nemetz was confirmed as the new HRSID Director and will take on the additional duties as Treasurer and Road Committee.

GUEST SPEAKERS

Fire Mitigation in Hoback Ranches

Chairman Conley introduced Willis Day, Fire Prevention Officer, from Sublette County Unified Fire. Mr. Day discussed the long-term wildfire danger within Hoback Ranches and stated that

Hoback Ranches has become the number one residential fire prevention priority for Sublette County.

Mr. Day discussed Grants available for fire prevention activity. First was the Western States Wildland Urban Interface (WUI) Grant and the Cooperative Forestry Assistance Act, CFDA Grant, from the Wyoming Forestry Division in cooperation with the U.S. Department of Agriculture and USFS. Currently funding is not available for Western States Wildland Urban Interface Grants, but we were encouraged to continue to seek funding. This grant requires application by the property owner, and is a 50/50 grant. The property owner pays 50% of the cost of fire mitigation on their property. The CFDA Grant is specific to lands adjacent to public land and is large in scale. It is a 100% funding grant.

Mr. Day praised Hoback Ranches residents for the fire prevention efforts that have been undertaken or are planned. These efforts improve Grant opportunities. The fire prevention resolution passed this past year has opened new opportunities to work with county fire officials. **The DEADLINE for CFDA grant and WUI grant applications is August 15, 2017.** Applications were available at the meeting, or from HRSID Fire representative (Bruce Bartley) or at Sublette County Unified Fire Command.

Sublette County Update

Chairman Conley introduced Sublette County Commissioner Joel Bousman. Mr. Bousman discussed the Governor's Forest Health Task Force and how this Task Force made possible financial grants for individual counties to establish Forest Collaboratives. Sublette County has received a grant and has established a collaborative. Currently Hoback Ranches is participating in the Sublette County Collaborative Forest Health and Fire Prevention Committee. Sublette County Commissioners, David Burnett, and Max Rawhauser joined Joel Bousman at the meeting.

ANNUAL UPDATES:

Year in Review

Chairman Conley presented the "Year In Review" which is attached to the minutes.

Winter Committee Update and Winter Plan Update

Mr. Ryan, current Chairman of the Winter Committee, summarized winter committee activity. Highlighted was the record snowfall of this past winter, the hard work of winter committee members to keep roads open, and the generous financial support from all Hoback Ranches residents. Emphasis going forward will be on lesson learned from the severity of the winter and how to improve overall snow removal efficiency next winter.

The Winter Plan is updated annually in the fall. This October's Winter Committee meeting will focus on new committee officers, methods to provide consistent back up for our primary snow removal person, and limiting winter construction activity to minimize damage to roads in spring and fall.

Road Maintenance Update

Mr. Ryan summarized this past year's road maintenance activity, including blading, cleaning and replacing culverts, supplying gravel, and spring water issues due to the heavy snowfall. Summer efforts will include culvert replacement, application of gravel, and blading.

Mr. Ryan stressed how residents vary in their road maintenance expectations and the balance between having aesthetic two track trails and major roads. He stated that in all situations, safety is the tie breaker in terms of road maintenance, but local resident opinions are always welcome.

Mr. Ryan did not report on the Northwest section of Rim Road (first three miles across US Forest Service). This road is maintained under agreement by Bennett Construction in June in hopes that the road will stabilize and require less work in the future.

The final road issue discussed by Mr. Ryan was trees falling across roads and slash left as part of tree clearing was discussed. This has become an added expense associated with road maintenance. In addition, this issue crosses into fire prevention. Volunteer efforts are making progress in cleaning up or preventing down trees across roads. Residents are encouraged to collect usable roadside wood for fuel wood purposes.

Fence Update

Chairman Conley stated that this past winter was particularly hard on fences. Down trees and heavy snow cause considerable damage. Mr. Conley informed the group that efforts to secure wildlife friendly fencing grant money for the western boundary was continuing and that Mr. Delaney has provided new fencing along nine miles of the south boundary of Hoback Ranches.

Weed and Pest Control

Chairman Conley noted that this year's heavy snow not only brought on beautiful wildflowers, but as an abundance of noxious weeds. The Ranches and individual landowners continue to battle noxious weeds. Numerous residents have sprayed road rights of way. In addition, Sublette County Weed and Pest Control personnel have sprayed within the Ranches. If individual land owners have a weed problem, they can use the sprayer owned by Hoback Ranches – just contact Bill Conley.

BUDGET REVIEW

Mr. Ryan provided documents updating the Ranches' budget situation. The past years budget was balanced if unanticipated expenses and uncollected money due Hoback Ranches is considered. All proposed projects were completed and next years budget is very similar to the past years. The costs of doing business have remained approximately the same. The 2018 Budget is \$55,800.

The two certificates of deposit, one for \$75,000 and one for \$100,000 remain intact. One area of expense that is becoming a concern is legal fees, especially regarding confusion over property easements on public and private roads. The Directors are looking at ways to limit legal fees.

Relevant budget documents can be found on the Hoback Ranches website.

RESOLUTIONS

Director Nemetz read the Resolution of Intent (17-001) and the Resolution to Approve (17-002) the 2017-2018 budget. Motion by Mr. Ryan and Second by Chairman Conley to approve. Resolutions passed unanimously.

Director Nemetz read Resolution for Budget Assessment (17-03). Chairman Conley then read a letter from Mr. Clark Stith, attorney for Bill and Louse Winney, objecting to any assessment greater than 8 mils. Chairman Conley explained State law changes that refuted the letter. Mr. Ryan moved and Mr. Conley seconded to approve. Mr. and Mrs. Winney's letter was counted as one negative vote (one per parcel owned) and will be forwarded with the budget to Sublette County. The resolution passed overwhelmingly with one negative vote.

Director Nemetz read New Property Fees for Construction Resolution (17-04) and opened the meeting for discussion. After discussion, Mr. Ryan moved for approval and Chairman Conley seconded for approval. Resolution passed overwhelmingly with two negative votes.

OTHER DISCUSSION:

Fire Tree.

Lucy Conley reported that the calls made as part of the “All Fire Day” conducted within Hoback Ranches was sufficient for the annual fire call tree exercise. She requested any changes be sent to her.

List Serve

Carol Artes reported that the list-serve system (hobackranches@wyoming.com) is up and running and providing various types of community information, that is not “official business” of Hoback Ranches.

Q&A SESSION

No specific additional questions were asked on agenda items, but comments and questions were asked and addressed as part of the meeting agenda item discussions.

ISSUE: Private Road Access

An issue was brought up concerning a specific private road and the associated land owner dispute. A high percentage of the roads within Hoback Ranches are private roads. The Board of Directors does not have authority over private roads. The Board has in the past provided objective information and guidance when the dispute addresses covenants and/or where it affects a significant number of Ranches residents such as Hoback Ranches Subdivision easements. The situation presented at the meeting did not involve Covenants. In summary, a new purchaser desires the use of Picnic Ridge road, and strongly suggested that the board does have authority over the road. The private road “owners” have written documentation that they control the road (have controlled for over 30 years).

Chairman Conley stated that Picnic Ridge is a private road. He further stated that this current conflict is private issue and that the board does not have authority in this matter. For the good of all concerned, Mr. Conley suggested professional arbitration.

The Board's position was flatly rejected by the new owner under the false impression that the Board could correct the situation. He advised that he had received a Building Permit from Sublette County. He stated he would continue to use the road regardless of ownership, and “by force if necessary”. Chairman Conley acknowledged that he did receive a Building Permit, but it stated clearly that Legal Access “may be in dispute” and the permit did not confirm access. AGAIN, The Board recommended “immediate arbitration.”

n.b. The Board was advised after the meeting by former HRSID Board Chair Richard Thomas, that Mr. Eves had been informed by him over two years ago that Picnic Ridge was a private road.

The meeting adjourned at 3:32PM.

The 2018 Hoback Ranches Board of Directors election will be by mail-in ballot, as in years past. The ballots will be mailed the first week of April 2018. The annual election day is May 8, 2018

Next year's early summer meeting: June 16, 2018

Next year's annual meeting: July 21, 2018