

Hoback Ranches Service and Improvement District

P.O. Box 33

Bondurant, Wyoming 82922

BOARD OF DIRECTORS MEETING

October 6, 2019

St Hubert Church, Bondurant, Wyoming

5:00 p.m.

MINUTES

Directors in attendance: Dave Nemetz, Sam Sumrall, Sally Ruosch

Attendees: Andrea Sramek, Nikki Cowley, Brad Eves, Tom and Kitty Drean, Derek and Christine Schultz, Michael Smith, Phillip Smith, Richard and Gloria Thomas, Troy Jerup, Chris Lacinak, Stephanie Housley, Sam Clark, Pete and Sandy Teller, Willy and Nancy Watsabaugh, Bill and Lucy Conley, Enoch Sorenson, Todd and Abbey Smith, Frank Roncalio, Deb Norris, Matt Borst, Greg Bemis, Jennifer Jensen, Dena Baker, Andy Taylor, Tio and Bambi Rich, David and April Fellows, Gary and Susan Ryan, Molly Nemetz, Paul Nemetz

ANNUAL MEETING MINUTES APPROVAL

Chairman Nemetz called the meeting to order at 5:02 p.m. at the St Hubert Church in Bondurant, Wyoming, and welcomed owners to the October 6, 2019 HRSID Board of Directors meeting. He explained that the information presented at the board meeting would take the place of the fall newsletter because owners will receive a copy of the minutes via email. He then called for a motion to approve the July 13, 2019 annual meeting minutes. Director Sumrall made a motion to approve the minutes and Director Ruosch seconded. The motion carried unanimously.

GRANTS UPDATE

Chairman Nemetz started his presentation of the Natural Resources Conservation Services (NRCS) grant by announcing that it has been extended until May 3, 2020. This will enable work to continue until the snow flies this fall. He said the work done this summer and fall focused on drainage mitigation measures to keep silt/landslides from creating dangerous road conditions. Cody Post (Post Welding), the mitigation contractor, has provided excellent service and even managed to get a few new culverts installed on upper Rim Road. Chairman Nemetz thanked Gene Seehafer for donating hundreds of yards of rock, which the Mineral Royalty Grant paid to deliver to the Ranches.

Currently, Post Welding is attempting to treat a few critical areas where recent heavy rainfall has required repetitive slide/ditch cleaning. Additional intervention recommended by NRCS engineers and vegetative specialists will involve applying hydro mulch and seed to stabilize steep slopes. Due to the expense, some areas will be seeded only. The plan is to apply additional road base in as many places as time and NRCS grant money permit.

Of the total \$581,000 NRCS grant awarded to Hoback Ranches, \$435,750 was the NRCS contribution and \$145,250 came from the Mineral Royalty Grant (MRG). Approximately \$100,000 will be remaining after current invoices are paid.

The Hazard Mitigation Grant Program (HMGP) through FEMA totals \$567,000, \$425,000 (75%) of which was paid by FEMA to Sublette County on September 25, 2019, and \$142,000 (25%) of which will be paid by Sublette County. This grant will be managed by Sublette County and is being split into two phases. Phase one is engineering. Jorgensen engineer, Brian Barney, did an extensive pro bono study of engineering needed for the next phase. The board succeeded in getting the County to allow Jorgensen to submit a proposal. This potentially means less grant money will need to be spent on engineering and will allow more funding to go to the second phase next spring. The extent of work next spring (phase two) is yet to be determined, but the initial plan is for culverts.

USFS ROAD 30691 DISCUSSION

Chairman Nemetz explained that his primary goal when running for the board in 2017 (pre-Roosevelt Fire), was to get Sublette County to maintain the first three miles of Rim Road between Highway 189/191 and the archway entrance to Hoback Ranches. He said he spent a year working with the Forest Service to get the 60 foot easement required by Sublette County for a Class I road. This 60 foot easement has been granted by the Forest Service, but it is unclear at this time if Sublette County will agree to take over maintenance of that portion of Rim Road.

Chairman Nemetz opened the meeting to discussion, asking owners if they are willing to spend time and, most likely money, to get the county to maintain the road where it passes through the Forest Service. County maintenance would save approximately \$25,000 per year that the HRSID is currently spending to grade and apply magnesium chloride. Owners were generally favorable to pursuing county maintenance, but had questions that ranged from "Would the county plow the road in winter?" to "Would my taxes go up?" Mr. Watsabaugh said the County maintains and plows the Jack Creek, Dell Creek and Upper Hoback Roads, and these roads have far less traffic than Rim Road. He pointed out that the county has proper equipment to plow that Hoback Ranches owners do not have. He estimated the county spends \$100,000 per year on each of these two roads. Ms. Thomas also commented her research showed a similar population/usage disparity regarding which roads the County maintains. Chairman Nemetz said

the HRSID has had the third largest tax base in the county behind Pinedale and Big Piney. It was agreed that the HRSID should continue to pursue county maintenance of the first three miles of Rim Road.

FINANCIAL STATEMENTS REVIEW

Director Sumrall reviewed the financial statements (attached to these minutes) and pointed out that the board has recently purchased a \$50,000 certificate of deposit at Edward Jones to replace the CD that was cashed earlier this year to provide funds to pay mitigation invoices before the HRSID was reimbursed by the grants.

FENCING UPDATE

(As reported by Bill Conley)

As of the first week of October, the fencing project for this summer is complete. HRSID has approximately 18 miles of fencing that needs to be completed by the end of 2020. Based on new rules from the USFS, and the BLM, we only need to fence areas that are subject to grazing, where we need to keep the cows out. If the property owner wants fencing where it is not needed, we will install it, provided they remove the old fencing prior to the start of the project. We have completed 7.65 miles to date, with approximately 3 miles left for next year, the end of the two year grace period granted by BLM and USFS by the ranchers. The entire project will approach \$256,000 when completed. HRSID Board is working with WGFD for a new grant from JIMRO/PAPO to complete next year work.

We spent the full amount of the \$128,590 JIMRO/PAPO grant, plus had in-kind contributions totaling \$30,880 and spent \$25,506 for the required matching offset from HRSID to the PAPO grant. Fortunately, we are able to date to receive donations totaling \$22,700, which means that the District was only out of pocket \$2806 for estimated expense of \$184,976.

The in-kind contributions included property owner fence removal, JHWF volunteers removing three miles of fencing, Delaney removing fencing and replacing fencing that the BLM originally agreed to do.

The South border along Miller property is completed. The east border is complete except one small section currently under construction, which includes a new cattle guard and upgraded fencing at the East gate. The North border is completed from Watson's property all the way to Bolcato's property including a refurbishment of the main gate arches. The remaining north border and Western boundary, a total distance of approximately 3 miles will be completed next summer.

Special thanks to the following families who contributed cash or in-kind work to help keep this project moving to meet the two year deadline set by the BLM and USFS, before grazing begins.

Hinckley, Tominc, Ryan, Delaney, Mettler, Conley, Jacobson, Thomas, Clark, Watson, Lacinak, McNulty, Zunino, Brown, Bolcato, Accurso, Christensen and Jackson Hole Wildlife Foundation.

Cows in the Ranches

Just FYI, contrary to the agreement between HRSID, the BLM, the USFS and the surrounding ranchers, the Miller ranch on our south border elected to graze cattle this year in September prior to the completion of the fencing project by HRSID or the BLM. We had cattle enter the ranches via the BLM area and along the east boundary adjacent the east entrance. Just chase the cows off your property, as Mr. Miller will eventually come and claim them. The Millers have been called numerous times by Board members.

COMMITTEE REPORTS

USFS Mountain View Access – Mr. Ryan reported that he headed this committee and sent a letter to Don Kranendonk, Big Piney District Ranger, explaining that the HRSID is against vehicular access to the Forest Service via Mountain View because it (HRSID) bears the cost of maintaining the district roads and would not get any financial help from the Forest Service or Sublette County.

Five-Member board of directors – Director Ruosch said she is working with Emily and Tom Haigler to learn what is required to increase the board from three members to five.

Rules and regulations – Director Ruosch reported that Ms. Sramek and Ms. Jansa are interested in revising the rules and regulations, but are going to pursue this at a later date.

The meeting was adjourned at 5:46 p.m.

Please note:

At the recent HRSID public meeting, some attendees inappropriately placed a handout involving a private lawsuit on the table, just inside the door, intended for official HRSID handouts such as the meeting agenda and HRSID financials. This gave the false impression that the matter involves the HRSID. Because some residents seem unable to discern the difference between private issues and HRSID matters or those of general interest, the Board must now request that anyone placing material on the HRSID's handout table first seek prior approval from the Board. Thank you for your cooperation.