

Oriva Hills Improvement & Service District
Regular Meeting Minutes
Tuesday, August 22, 2017, 5:00 p.m.
Office of Cathey Consulting – 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

Board Members Present: Kari Purinton, Robert Pfeil
Board Members Not Present: Troy Manselle
Others Present: Helenanne Cathey, James Newman, Dale Purinton

Robert Pfeil called the meeting to order at 5:07 p.m.

- I. Minutes** – The minutes for the last regular meeting on July 25, 2017, were e-mailed after the last meeting and posted online at www.catheyconsulting.net. Robert Pfeil moved to approve the minutes as written. Kari Purinton seconded. Motion carried unanimously.
- II. Treasurer's Report / Bills** – The treasurer's report, bank statements and bills were reviewed. Robert Pfeil moved to accept the treasurer's report and pay bills as presented. Kari Purinton seconded. Motion carried unanimously.

Savings Account Balance End of Last Meeting:	\$4,305.80
07/31/17 Interest	\$0.36
08/22/17 Ck# 517 – Transfer from Checking	\$100.00
Ending Savings Account Balance:	\$4,406.16

Checking Account Balance End of Last Meeting:	\$93,340.44
08/09/17 Deposit – County Assessments	\$637.29
Checking Account Balance Prior to Meeting:	\$93,977.73

Bills Approved for Payment:

Ck# 514	Cathey Consulting, LLC	Invoice 4007 – July adm./bks/postage	\$ 320.00
Ck# 515	C N A Surety	Bond – Board	\$ 250.00
Ck# 516	Crown Grading	Inv. 60 – Blading	\$ 1,600.00
Ck# 517	Oriva Hills ISD	Monthly Transfer	\$ 100.00

TOTAL: **\$ 2,270.00**

Ending Checking Account Balance: **\$91,707.73**

Receivables: Assessments: \$1,200 (2016) & \$81,600 (2017) & Superior Field Services: \$1,200 = \$84,000

- III. Unfinished Business** – Board members are working on the projects below.
- a. Road Work / Other – Projects Approved / Work in Progress
- Issues regarding John Daly's property and Signs:
 - Drainage – Troy Manselle will continue to try to talk to John Daly.
 - 6/27/17 – James Newman to do the culvert on Moncreiffe after getting approval from John Daly.
 - Road Work – Shaping/drainage/culverts where needed and top with L-Base or scoria. (4" of rock on an area 20' wide) – considering the following roads:
 - Oriva – from Penrose to Fitch (L-Base) (.32 miles)
 - Penrose – from the entrance to Moncreiffe (L-Base)
 - Fitch – from Oriva to Cloud Peak (L-Base)
 - Oriva – from Fitch to Cloud Peak (Scoria) (1.32 miles)

A scope was developed and has been sent to several contractors for bids. A grant application will be submitted to the County with at least three bids. There was discussion on the project.

- 2018 (or later) Proposed or Possible Projects:
 - M & K access road off South Peak – drainage at intersection

2. Entrance at Echeta – bring in about 10’ – it was recommended to put reflector posts if you pull that road in.
3. Hallelujah Peak – This will be a bigger issue and may be a future project.
4. Seven Brothers – There are a number of issues on this road. This will be a bigger project and will be addressed in the future.

from 2/28/17 minutes: A landowner was at this meeting to discuss his concerns on Seven Brothers. There is plastic blowing around from bags of peat moss and other stuff. There are six tanks full of oil on the property. A couple of landowners are interested in buying the property, but have concerns about those things as well as the additional assessment if they were to buy the lot. There is also a concern about the bus stop at the end of Seven Brothers is a concern. The consensus of the Board is that the garbage and clean up of the oil tanks is on the landowner. The District will address the bus stop at some point, when the budget allows.

5. Woolsey – from Moncreiffe to Penrose (all of Woolsey) (pull ditch on east side and add rock in spots) – This area needs rock in spots and a ditch (possibly) on the east side.

- i. Road Coordinator Appointed until next meeting: Robert Pfeil (299-4601) (August until September meeting)

- b. Surface Use Payments – 8/23/16 & 9/27/16 – One of the companies isn’t Anadarko now – it was sold to Wood Group. Wood Group sold to Pegasus and Powder River Midstream. There was discussion on the reclamation that needs to be done and also on the lines that were being abandoned. Robert Pfeil reported that the State has been paying companies for reclamation, which will bring in a lot of truck traffic. It was suggested that the District contact BLM regarding the reclamation work and talk to them about surface use. The consensus was for Troy Manselle to talk to John Daly regarding how to calculate surface use agreement dollars before approaching BLM. There was discussion on what companies have lines through the subdivision. The District doesn’t want to discourage the reclamation work but wants to make sure the roads aren’t destroyed when the work is done. It doesn’t take a lot of heavy truck traffic to do a lot of damage to the road. Board members are still monitoring for surface use payments.
- c. Agreement for Road Usage (Superior Oil Services) - ONEOK hired Superior Oil Services to reclaim a well site. Superior Oil Services has agreed to pay \$1,200 to haul material and equipment out of the site, utilizing the District’s roads. (\$1,200 HAS NOT BEEN RECEIVED YET.)
- d. ONEOK is working on removing contaminated soil from another area. There should be two trucks coming out there, but they won’t know how much needs to be removed until they start working. The consensus was to charge a one-time fee per incident of \$1,200 for up to 4 semi-loads. Anyone using the District’s road will be held responsible for the cost to repair any damages to the road. All business traffic must travel a maximum of 20 mph. There has been no update on any additional work. This will be removed from the agenda.
- e. Weed Spraying – There was discussion on weed spraying. County Weed and Pest has the bugs, but you can’t spray and you can’t mow in order for them to be effective. The bugs will go from patch to patch. Robert Pfeil moved to authorize spending up to \$1,500 on the thistle bugs. Kari Purinton seconded. Motion carried unanimously. Kari Purinton will go to Weed and Pest tomorrow.
- f. Mailboxes – Crown Grading has done some blading and will do a little more. This will be removed from the agenda.

IV. New Business

- a. Robert Pfeil reported that when he talked to PS Services about getting a quote on road work, PS Services reported that Anadarko has contacted them to build up the road by 3 feet and do some work out in Oriva Hills. It isn’t clear exactly where they are going to be doing the work. Robert Pfeil will continue to investigate.
- b. A letter was received via certified mail from Chris and Larissa Bulau regarding 124 Bald Mt Road (Lot 6, Block 15 of Oriva Hills Subdivision) – construction to begin this fall and completed next summer – get the

driveway in, well drilled, and run power before winter. There was discussion on the authority of the District. The District is responsible for the maintenance of roads and drainage. As long as the drainage is done per County specifications, the District shouldn't have issues. All structures need to be set back appropriately respecting easements. There are a number of oil field companies and pipelines out there, so they need to make sure they call before they dig. Robert Pfeil will call the landowner. The District can supply a culvert if needed.

V. Next regular Meeting: TUESDAY, SEPTEMBER 26, 2017, 5:00 p.m. (Usually the 4th Tuesday of each month)

2017 meeting schedule:

.October 24, 2017 November 28, 2017 December 26, 2017

VI. Adjourn – Robert Pfeil moved to adjourn. Kari Purinton seconded. The meeting adjourned at 6:06 p.m.

- NOTES:**
- 1) If you have complaints or concerns about snow removal, road maintenance, etc., contact a board member.**
 - 2) A reminder to homeowners – you cannot take rock off of the roads and put it on your driveway.**
 - 7) The District is not responsible for building roads. Access cannot be denied to District roads. 8**
 - 4) It is the homeowner's responsibility to make sure a proper culvert is installed to ensure proper drainage through driveways.**
 - 5) August 13, 2013 – Board adopted a standard that one board member be designated each month to be authorized to call out someone to blade the roads or plow snow on the roads in winter months.**
 - 6) NO DRAGGING THE ROADS.**
 - 7) NO ONE SHOULD BE DOING ANY WORK ON THE DISTRICT'S ROADS WITHOUT PRIOR AUTHORIZATION FROM THE BOARD.**

UNTIL THE NEXT MEETING, IF THERE ARE ANY CONCERNS

ABOUT ROADS, CONTACT THE ROAD COORDINATOR:

Robert Pfeil (299-4601)

Meeting minutes are posted online at www.catheyconsulting.net.

Respectfully submitted,

Helenanne Cathey, Assistant to the Board

685-8235

Troy Manselle, President (680-1816)

Date

Robert Pfeil, Vice President (299-4601)

Date

Kari Purinton, Secretary/Treasurer (670-0275)

Date