

Oriva Hills Improvement & Service District
Regular Meeting Minutes
Tuesday, December 19, 2023, 6:00 p.m.
Office of Cathey Consulting – 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

Board Members Present: Mark Smith, Pamela Stang
Jerry Hight (appointed at this meeting)
Others Present: Helenanne Cathey, Mary Finch, Mary Schoen, Helen Jerome,
Sean Egerstrom

Mark Smith called the meeting to order at 6:00 p.m.

- I. Minutes** – Mark Smith moved to approve the minutes for the regular meeting on November 28, 2023, as written. Pamela Stang seconded. Motion carried unanimously.
- II. Treasurer's Report / Bills** – The treasurer's report, bank statements and bills were available for review. Mark Smith moved to accept the treasurer's report and pay the bill as presented. Pamela Stang seconded. Motion carried unanimously.

Savings Account Balance End of Last Meeting:	\$25,430.23
11/30/23 Interest	\$20.91
Ending Savings Account Balance:	\$25,451.14
Checking Account Balance End of Last Meeting:	\$49,662.09
11/30/23 Interest	\$12.90
12/08/23 Deposit – Assessments	\$9,600.00
Checking Account Balance Prior to Meeting:	\$59,274.99

Bills Paid / Checks Written at Meeting:		
Ck# 1161 Cathey Consulting, LLC	Inv. 7350 – November adm./bks/compliance	\$400.00
TOTAL:		\$400.00
Ending Checking Account Balance:		\$58,874.99
Receivables / Assessments: \$43,600.00		

III. Unfinished Business

- A. Road Work – There was discussion on roads. A load of rock was approved at the last meeting but hasn't been done yet.

1. ON HOLD UNTIL SPRING
as of 6/12/23:

- Moncreiffe from Cloud Peak to Penrose – pulling ditches and adding rock / about 2,500 feet (2nd on priority list)
- On Cloud Peak from corner of Fitch and Cloud Peak west toward corner where it turns into Five Fingers.
- Daly Road – from Fitch to Buffalo Back – about 1,800 feet and a couple of other spots that could use some rock. One culvert should be installed. 10/24/23: One culvert needs to be replaced on Daly.
- Fitch – Will eventually be a project like Penrose was

as of 10/24/23:

- rock for Bald Mountain (1 load), Buffalo Back (3 loads), Daly (4 loads)
The consensus at the October meeting was to look at the areas mentioned after the forecasted snow storm and possibly get some rock down on the spot on Bald Mountain in late October or November. 11/28/23 – A load of rock was approved at this meeting.
- Culvert on Daly that is damaged and not functioning to be addressed in the spring.

11/28/23:

- There was discussion on doing some work on South Peak. This is on hold until spring.
- 2. Fences in road right-of-way. No update at today's meeting.
 1. 6/23/21 – Letter sent to County Attorney's office asking that this issue be investigated and addressed by the County Attorney's office, especially on three properties.
 2. 3/28/23 – Pamela Stang contacted County Attorney's office prior to this meeting and they hadn't had time to deal with the issue. Pamela Stang will follow up periodically with the County Attorney's office.
- 3. Culvert Inventory (10/27/2020 – were 3 of each / used one of each July, 2022):
 - 2 ea 18" X 20' culverts
 - 2 ea 18" X 15' culverts
 - 2 ea 18" bands

8/15/23: Culverts are stored at James Newman's place. 9/26/23: No culverts were used for the Bomber Mountain project in summer, 2023, so the inventory should still be the same.
- 4. Future Projects:
 1. Culvert on Moncreiffe, about 60' west of Penrose needs to be addressed.
 2. Seven Brothers – There are a number of issues on this road. This will be a bigger project and will be addressed in the future. 10/26/21 – *Until the fence is moved, we will probably not be able to do any snow removal.*
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. Road Coordinator:

Appointed until next meeting: Mark Smith (307-660-4132)
- B. Mailboxes – On hold for now. The history of the actions on mailboxes is listed below. 12/19/23 Pamela Stang reported on the discussions that have occurred in the past.
 1. April, 2023 meeting – A motion was made to increase assessments by \$100 for mailboxes
 2. May, 2023 meeting – The consensus was to not do the increase for mailboxes and to do a mailing to everyone for input on mailboxes.
- C. Street Signs – Mark Smith picked up the street signs and will be picking up posts after confirming the number needed. No work can be done until spring.
- D. Culverts - from July, 2023 meeting minutes: "There was a discussion on culverts in driveways and the question was asked if the District is responsible for driveway culverts. The notes below state that homeowners are responsible for maintaining culverts that provide adequate drainage. Other districts require homeowners to maintain their driveway culverts and ensure they provide proper drainage as well. Some homeowners do not have adequate culverts." 10/24/23: There was discussion and agreement that driveway culverts should be homeowner responsibilities. No update at today's meeting.
- E. Appointment of a director to the Board to replace Nick Clevenger – A couple of people expressed their interest in serving on the Board of Directors.
 1. Mary Schoen and Jerry Hight expressed interest in serving on the Board. 6 votes for Jerry and 2 for Mary. Mark Smith moved to appoint Jerry Hight to the Board. Pamela Stang seconded. Motion carried unanimously.
 There was discussion on road work. Questions asked by a homeowner – do we get help from the County? Yes – through the District Support Grant program. Why don't we pull the rock out of the ditches? The District pulls the shoulders in the spring, but there's a lot of pit run in the ditches and when that's pulled up onto the road, there are complaints about the rock. How do you get people to slow down? The District has no authority over enforcing speed limits. There was discussion on last year's project – limestone was brought in. That project cost was over \$50,000.

IV. New Business

- A. Annual election of officers – Mark Smith moved to have the following slate of officers: Mark Smith, President / Pamela Stang, Vice President and Jerry Hight, Secretary/Treasurer. Pamela Stang seconded. Motion carried unanimously.

**V. Next Regular Meeting: TUESDAY, JANUARY 23, 2024, 6:00 p.m.
(Usually, the 4th Tuesday of each month)**

2024 meeting schedule:

Tues., Jan. 23, 2024, 6:00 p.m. / Tues., Feb. 27, 2024, 6:00 p.m. / Tues., Mar. 26, 2024, 6:00 p.m.

Tues., Apr. 23, 2024, 6:00 p.m. / Tues., May 28, 2024, 6:00 p.m. / Tues., June 25, 2024, 6:00 p.m.

Tues., July 23, 2024, 6:00 p.m. / Tues., Aug. 27, 2024, 6:00 p.m. / Tues., Sep. 24, 2024, 6:00 p.m.

Tues., Oct. 22, 2024, 6:00 p.m. / Tues., Nov. 26, 2024, 6:00 p.m. / Tues., Dec. 17, 2023, 6:00 p.m. *

**December meetings moved to the 3rd Tuesday instead of the 4th Tuesday.*

VI. Adjourn – Mark Smith moved to adjourn. Pamela Stang seconded. The meeting was adjourned at 6:28 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.**
 - 3) The District is not responsible for building roads. Access cannot be denied to District roads.**
 - 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.**
 - 8) RIGHT-OF-WAY ALONG ALL ROADS.**
 - * Daly, Fitch, Penrose and Oriva Road – 100 foot right-of-way – This means that there should be a minimum of 50 feet between the center of the road and any fence on either side of the road.**
 - * All Other Roads – 60 foot right-of-way – This means that there should be a minimum of 30 feet between the center of the road and any fence on either side of the road.****ROADS CANNOT BE MAINTAINED OR IMPROVED IF FENCES ARE TOO CLOSE TO THE ROAD!**

UNTIL THE NEXT MEETING, IF THERE ARE ANY CONCERNS ABOUT ROADS, CONTACT THE ROAD COORDINATOR (LISTED ABOVE UNDER UNFINISHED BUSINESS – ROAD WORK).

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

Respectfully submitted,
Helenanne Cathey, Assistant to the Board
307-685-8235

Mark Smith, President (307-660-4132) Date

Pamela Stang, Vice President (307-670-0292) Date

Jerry Hight, Secretary/Treasurer (307-696-7512) Date