

Oriva Hills Improvement & Service District
Regular Meeting Minutes
Tuesday, January 23, 2024, 6:00 p.m.
Office of Cathey Consulting – 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

Board Members Present: Mark Smith, Pamela Stang
Board Members Not Present: Mary Schoen (appointed at this meeting)
Others Present: Helenanne Cathey, Mary Finch, Jason Finch

Pamela Stang called the meeting to order at 6:11 p.m.

- I. Minutes** – Mark Smith moved to approve the minutes for the regular meeting on December 19, 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. Pamela Stang moved to accept the treasurer's report and pay the bill as presented. Mark Smith seconded. Motion carried unanimously.

Savings Account Balance End of Last Meeting: **\$25,451.14**

12/31/23 Interest \$21.62

Ending Savings Account Balance: **\$25,472.76**

Checking Account Balance End of Last Meeting: **\$58,874.99**

12/31/23 Interest \$21.43

01/08/24 Deposit – Assessments \$7,416.07

Checking Account Balance Prior to Meeting: **\$66,312.49**

Bills Paid / Checks Written at Meeting:

Ck# 1162 Cathey Consulting, LLC Inv. 7390 – December adm./bks/compliance \$400.00

Ck# 1163 J Finch Dirt Works Inv. 107972 – Bladed J-base at intersection \$597.50

of Bald Mountain/South Peak / BR
Trucking hauled 1 load of J-Base from Moorcroft

Ck# 1164 Quality Agg & Construction Inv. 50957 – 23.88 tons J-Base (\$18/ton) \$429.84

Ck# 1165 J Finch Dirt Works Inv. 107973 – Bladed, cut wash board & \$2,080.00

Recrowned roads: Cloud Peak to Fitch,
Fitch to main entrance & Penrose, Penrose to
Moncreiffe, Bomber Mtn to Bald Mtn.

TOTAL: **\$3,507.34**

Ending Checking Account Balance: **\$62,805.15**

Receivables / Assessments: \$36,200.00

III. Unfinished Business

A. Road Work

1. ON HOLD UNTIL SPRING

1) 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

2) as of 10/24/23:

- rock for Bald Mountain (1 load), Buffalo Back (3 loads), Daly (4 loads)
11/28/23: One load of rock approved for end of Bald Mountain/South Peak. This was completed and invoices received and paid.

- Culvert on Daly that is damaged and not functioning to be addressed in the spring.
 - 3) As of 11/28/23:
 - Work on South Peak.
- 2. Fences in road right-of-way.
 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: Pamela Stang (307-670-0292)
 - Next: Mark Smith (307-660-4132)’
 - Mary Schoen (313-912-1399)
- B. Mailboxes – No update.
 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 in September, 2023. Posts will be picked up after confirming the number that are needed. Project to be done in the spring/summer of 2024.
- 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. This item will be added to the next meeting agenda.” There was some discussion at the October 24, 2023, meeting and agreement that driveway culverts should be homeowner responsibilities.

IV. New Business

- A. Jerry Hight submitted a letter of resignation due to personal issues. Mark Smith moved to accept the resignation from Jerry Hight and appoint Mary Schoen to the Board to replace Jerry Hight (Secretary/Treasurer) until the next election. Pamela Stang seconded. Motion carried unanimously.
- B. Pamela Stang moved to update the signature card at the bank, removing Nick Clevenger and adding Mary Schoen. Mark Smith seconded. Motion carried unanimously.
- C. Pamela Stang thanked Jason Finch for the good work on the roads. There was rock put down that was needed at the Bald Mountain / South Peak intersection. There was discussion on the condition of the roads.

V. Next Regular Meeting: TUESDAY, FEBRUARY 27, 2024, 6:00 p.m.

(Usually, the 4th Tuesday of each month)

2024 meeting schedule:

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 – Pamela Stang moved to adjourn. Mark Smith seconded. The meeting was adjourned at 6:21 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
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Pamela Stang, Vice President (307-670-0292)	Date
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Mary Schoen, Secretary/Treasurer (303-912-1399)	Date
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