

Rozet Ranchettes Improvement & Service District

Regular Meeting

Minutes

Tuesday, January 11, 2022, 4:30 p.m., 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

BOARD MEMBERS PRESENT: Zeke Zebroski, Troy Hipsag (by phone)
BOARD MEMBERS NOT PRESENT: Tom Dietz
OTHERS PRESENT: Helenanne Cathey

President Zeke Zebroski called the meeting to order at 4:30 p.m.

- I. **Minutes** – Troy Hipsag moved to approve the minutes for the December 9, 2021, regular meeting as written. Zeke Zebroski seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – Troy Hipsag moved to accept the Treasurer’s report and pay bills as presented including a bill from Wyoming Earthmoving Corporation that was received after the agenda was printed. Zeke Zebroski seconded. Motion carried unanimously.

Ending Bank Balance from last meeting:			\$28,745.14
Deposits (through 11/30/21):	\$772.00		
QuickBooks Balance 11/30/21:			\$29,517.14
Bills paid in December:			
<u>Ck#</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity 11/1-12/1/21	\$560.09
1675	Cathey Consulting	Inv. 6323 – Nov. books/postage \$461.76	\$775.76
		Inv. 6330 – Regional billing Nov... \$234.00	
		Inv. 6334 – Additional/cust. complaints \$80.00	
1676	City of Gillette	Inv. 1358084 – Regional Water 11/2-12/2/21 Base \$305.50 + \$246.82 (82,000 gal)	\$552.32
1677	Gillette News-Record	Ad 00368992 – Director election ad	\$91.88
1678	Hawkins, Inc.	Inv. 60060451 – Chlorine	\$10.00
1679	Water Guy, LLC	2021-1131 – Nov. water op./meters	\$583.00
TOTAL BILLS:			\$2,573.05
Deposits (12/1-12/31/21):	\$3,816.41		
QuickBooks Balance 12/31/21:			\$30,760.50
Deposits (1/1-1/11/22):	\$1,853.68		
QuickBooks Balance before bills:			\$32,614.18
Bills paid at Meeting:			
<u>Ck#</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity – 12/1/21-1/1/22	\$ 601.49
1680	Cathey Consulting	Inv. 6365 – Dec. books/postage \$444.36	\$ 696.86
		Inv. 6375 – Regional billing \$252.50	
1681	City of Gillette	Inv. 1374157 – Regional Water 11/2-1/3/21 Base \$305.50 + \$228.76 (76,000 gal.)	\$ 534.26
1682	Energy Laboratories	Inv. 446490 – Testing	\$ 17.00
1683	Hawkins, Inc.	Inv. 6090664 – Chlorine	\$ 10.00
1683	Water Guy, LLC	Inv. 2021-1231 – Dec. water op./meters	\$ 583.00
1684	Wyo. Earthmov. Corp.	Inv. 8207 – 10/21/21 Blade Roads	\$ 650.00
TOTAL BILLS:			\$ 3,092.61
Balance End of Meeting:			\$29,521.57

Receivables – Past due accounts were reviewed.

- III. **Water System Update / Water Meter Readings** – The water system information was reviewed. Water Guy is raising rates on labor, equipment and materials starting January 1, 2022. There was discussion on Water Guy doing the billing and receivables. Water Guy has automatic bill pay options

and other options available. Water Guy will be invited to the next meeting or a special meeting will be scheduled to discuss options.

IV. Unfinished Business

- a. Director Election (March 22, 2022 – Dietz, Hipsag) – Applications to be on the ballot are due between December 22nd and January 11th. The following legal ad will run March 8, 2022, in the News-Record (candidates’ names will be filled in based on applications received through January 11th).

NOTICE OF DIRECTOR ELECTION
ROZET RANCHETTES IMPROVEMENT & SERVICE DISTRICT
CAMPBELL COUNTY, WYOMING

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the Rozet Ranchettes Improvement & Service District for the purpose of electing two directors to the Board of Directors to serve four (4)-year terms. Candidates include _____.
Replacement ballots may be obtained from Cathey Consulting, LLC at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming (City Hall Mall / K2 Technologies Building - office entrance is on 4th Street across from Arrow Printing), or by calling Helenanne Cathey at 307-685-8235. An “Elector Affidavit” form will need to be completed in order to receive a replacement ballot. All mail ballots must be received by Rozet Ranchettes Improvement & Service District by mail at P.O. Box 3290, Gillette, Wyoming, 82717, by 5:00 p.m. on Tuesday, March 22, 2022, or at Cathey Consulting by 5:00 p.m. on Tuesday, March 22, 2022, to be valid. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 22, 2022, between 9:00 a.m. and 2:00 p.m.

Troy Hipsag, Secretary / Filing Officer
Rozet Ranchettes Improvement & Service District

V. New Business

- a. None

Thank you to everyone that attended the meeting.

Zeke Zebroski moved to adjourn. Troy Hipsag seconded. The meeting adjourned at 4:41 p.m.

NOTES / REMINDERS:

Animal Control can be contacted by calling 686-5249 or call the Sheriff’s Office at 682-7271. A reminder that the covenants state the following:

Livestock and pets (dogs and cats) will be permitted, provided they are kept under control in an area that is adequately fenced and the premises are kept in a clean and sanitary condition.

Tom Dietz is the board member contact for road maintenance. He will handle contacting the County for blading and plowing the roads. Tom’s phone number is 687-7563.

Please be sure to spray or mow the weeds on your property. You can call Campbell County Weed and Pest at 682-4369 to find out more about sprays for specific weeds.

Please remember that any new construction needs to be approved by the Board.

Building: If you are planning on building, plans MUST be submitted to the Board prior to any building per the District’s covenants. To protect homeowners and the District, a copy of the plans should be submitted for the District’s files. Please remember that covenants are enforced!

The next regular meeting is scheduled for Tuesday, March 8, 2022, 4:30 p.m.

Other Upcoming Meetings:

Tuesday, March 8, 2022, 4:30 p.m.

