

**Rozet Ranchettes Improvement & Service District**

**Regular Meeting**

**Minutes**

**Tuesday, January 12, 2021, 4:30 p.m., 400 South Gillette Avenue, Suite 106, Gillette, Wyoming**

BOARD MEMBERS PRESENT: Tom Dietz, Troy Hipsag, Zeke Zebroski

OTHERS PRESENT: Helenanne Cathey,  
Duaine Faucett (by phone for part of the meeting)

President Zeke Zebroski called the meeting to order at 4:34 p.m.

- I. Minutes** – Tom Dietz moved to approve the minutes for the November 10, 2020, regular meeting as presented. Troy Hipsag seconded. Motion carried unanimously.
- II. Treasurer’s Report** – Troy Hipsag moved to accept the Treasurer’s report and pay bills as presented. Tom Dietz seconded. Motion carried unanimously.

Ending Bank Balance from last meeting:		\$25,323.15
Deposits (through 11/30/20):	\$825.00	
11/25/20 Check returned for insufficient funds		\$80.00
QuickBooks Balance 11/30/20:		\$26,068.15
Bills paid in December:		
AUTO Powder River Energy	Electricity 11/1-11/30/20	\$606.50
1622 Cathey Consulting	Inv. 5775 – Nov. books/postage	\$426.60
	Inv. 5786 – Cert. letters	\$20.85
1623 Hawkins, Inc.	Inv. 4832932 – Chlorine	\$10.00
1624 Water Guy, LLC	2019-618– Nov. water op./meters	\$565.50
TOTAL BILLS:		\$1,629.45
12/11/20 Check returned for insufficient funds		\$80.00
Deposits (December, 2020):	\$2,837.00	
QuickBooks Balance 12/31/20:		\$27,195.70
Deposits (1/1-1/12/21):	\$3,029.00	
QuickBooks Balance before bills:		\$30,224.70
Bills paid at Meeting:		
Ck# Payee	Purpose	Amount
AUTO Powder River Energy	Electricity – 11/30-1/1/21	\$ 629.82
1625 Cathey Consulting	Inv. 5823 – Dec. books/postage	\$ 513.93
	Inv. 5790 – Deposit tickets	\$54.18
	Inv. 5831 – Cert. letters	\$13.90
1626 Hawkins, Inc.	Inv. 4850444 – Chlorine	\$ 10.00
1627 Water Guy, LLC	Inv. 2020-734 – Dec. water op./meters	\$565.50
	Inv. 2020-758 – Pumphouse distr. meter	\$712.80
	Inv. 2020-772 – Regional connection	\$5,616.80
TOTAL BILLS:		\$ 8,048.85
<b>Balance End of Meeting:</b>		<b>\$22,175.85</b>

**Receivables** – Past due accounts were reviewed.

- III. Water System Update / Water Meter Readings** – The water system information was reviewed. Duaine Faucett from Water Guy joined the meeting by phone and provided an update on the regional connection. The District is now connected to the regional system and is blending 50/50. There is a certain amount of fluoride in the City water, and there is a concern that blending 50/50 may not get the fluoride level down below the required level. Water Guy is monitoring and will continue to monitor the fluoride level.

Now that the District is connected to the regional system, the City will begin billing the District \$6.50 per District lot plus \$3.01 per 1,000 gallons of water. The District may have to raise rates in order to cover those costs. There will be additional discussion on rates at the next meeting.

**IV. Unfinished Business**

- a. Zeke Zebroski reported that the County refunded 363.22 that was paid for property taxes this year. The check was written to Rozet Ranchettes, LLC. Zeke Zebroski will follow up with his accountant to confirm it should actually be the District's check and not his LLC's check. If it is the District's money, it will be deposited in the District's account.

**V. New Business**

- a. None

Zeke Zebroski adjourned the meeting at 5:05 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 9, 2021, 4:30 p.m.**

Tuesday, May 11, 2021, 4:30 p.m. / Tuesday, July 13, 2021, 4:30 p.m. /

Tuesday, September 14, 2021, 4:30 p.m. / Tuesday, November 9, 2021, 4:30 p.m.

Meetings are held at the office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette (City Hall Mall / K2 Technologies Building) – entrance is on 4<sup>th</sup> Street across from Arrow Printing.

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

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Zeke Zebroski, President Date

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Thomas (Tom) Dietz, Vice President Date

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Troy Hipsag, Secretary/Treasurer Date