

**Rozet Ranchettes Improvement & Service District
Regular Meeting
Minutes**

Tuesday, March 12, 2024, 4:30 p.m., 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

BOARD MEMBERS PRESENT: Jeff Carter, Troy Hipsag, Zeke Zebroski
OTHERS PRESENT: Helenanne Cathey

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

- I. Customer Concerns / Billing / Delinquent Accounts & Shut Offs Reports** – Reports were available for review.
- II. Minutes** – Troy Hipsag moved to approve the minutes for the January 9, 2024, regular meeting as presented. Zeke Zebroski seconded. Motion carried unanimously.
- III. Treasurer’s Report** – The heater quit in the pump house which caused the pipes to freeze. The repair cost was \$1,680.79 (Water Guy invoice 2024-104 paid in February). Troy Hipsag moved to accept the Treasurer’s report and pay bills as presented. Jeff Carter seconded. Motion carried unanimously.

Ending Bank Balance from last meeting:	\$67,734.56
Water Deposits (1/1-1/9/24)	\$0
Adjusted Balance Forward:	\$67,734.56
Water Deposits (1/10-1/31/24)	\$1,942.00
01/29/24 Powder River Energy – Auto Pay – 12/1/23-1/1/24 Electricity	\$618.17
Xpress bill pay deposit (2/5/24)	\$3,224.00
Water Deposits (2/1-2/29/24)	\$1,592.00

Bills paid in February:

Ck#	Payee	Purpose	Amount
AUTO	City of Gillette	Bill 1799910 – Regional water 1/2-1/30/24 Base \$352.50 (82,000 gal.) \$253.38	\$605.88
AUTO	Powder River Energy	Electricity 1/1-2/1/24	\$399.86
1815	Cathey Consulting	Inv. 7439 – Jan.. Admin./Books /Compliance	\$472.50
1816	Hawkins	Inv. 6665788 – Chlorine	\$20.00
1817	Tom Zebroski	Mowing / Fall of 2023	\$175.00
1818	Water Guy, LLC	Inv. 2024-72 – Jan. water op./ \$997.10 meters read/billing	\$2,677.89
		Inv. 2024-104 – Heater stopped working, pipes froze / repairs \$1,680.79	
TOTAL BILLS:			\$4,351.13
		Xpress bill pay deposit (3/5/24)	\$3,482.05
QuickBooks Balance before bills:			\$73,005.31*

Bills paid at Meeting:

Ck#	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity – 2/1/23 – 3/1/24	\$569.83
AUTO	City of Gillette	Inv. 1817070 – Regional water 1/30-3/3/24 Base \$352.50 (84,000 gal) \$259.56	\$612.06
1819	Cathey Consulting	Inv. 7489 – Feb. Admin./Books/Compl. \$472.50 Inv. 7454 – Director election mailing \$267.45	\$739.95
1820	Energy Laboratories	Inv. 616031 – Water testing	\$53.00
1821	Gillette News-Record	Inv. 20199 – Director election legal ad	\$127.40
1822	Hawkins, Inc.	Inv. 6689926 – Chlorine	\$20.00
1823	Water Guy	Inv. 2024-176 – Feb. Water Operator	\$997.10
TOTAL BILLS:			\$3,119.34
Balance End of Meeting:			\$69,885.97

- IV. **Water System Update / Water Meter Readings** – The water system information was reviewed and discussed. No update on the lead and copper service line inventory.
- V. **Unfinished Business**
 - a. Roads –
 - i. There was more discussion on mowing ditches. The consensus is that landowners should mow their own ditches. If anyone has an issue and can't get theirs done, please call a Board member or attend a meeting.
 - ii. There was discussion on this year's road project. Troy Hipsag will contact Clark Melinkovich about road work and the County Grant program.
 - b. Director Election – (March 19, 2024 – Zebroski and Carter – one 4 year term and one for the remaining 2 years of a 4-year term). Troy Hipsag, Helenanne Cathey and one other person will count ballots within 7 days of the election.
 - c. A letter will be mailed to a homeowner who may be living in a trailer on their property.
- VI. **New Business**
 - a. Budget for 7/1/24 – 6/30/25 – The budget was reviewed. No major changes are anticipated.

Zeke Zebroski moved to adjourn. Troy Hipsag seconded. The meeting was adjourned at 5:01 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.

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!

Article XI

Temporary and Guest Quarters

With the exception of a motor home or travel trailer as allowed in this Article, no structure of a temporary character, such as a mobile home, basement, tent, shack, garage or other building shall be used on any Tract at any time as a residence, either temporarily or permanently. However:

- (a) **An Owner or Owner's guest may locate or live in a motor home or travel trailer on a Tract for up to three separate ten-day periods per calendar year provided that the motor home or travel trailer is removed from the Tract for at least ten days between the periods of location and occupancy.**
- (b) **An Owner may locate and live in a motor home or travel trailer on his or her Tract for a period not to exceed eighteen (18) months during the term of actual construction of the permanent dwelling upon the Tract. The motor home or travel trailer shall be promptly removed or stored after completion of the permanent residence pursuant to these Covenants.**

Upcoming Meetings: Tuesday, May 14, 2024, 4:30 p.m.

Other Upcoming Meetings:

Tues., May 14, 2023, 4:30 p.m. /

Tues., July 9, 2024, 4:30 p.m. / Tues., Sept. 10, 2024, 4:30 p.m. / Tues., Nov. 12, 2024, 4:30 p.m.

Meeting Schedule: Every other odd month (January, March, May, July, September, November) on the second Tuesday at 4:30 p.m.

