

Rozet Ranchettes Improvement & Service District

Regular Meeting

Minutes

Tuesday, March 9, 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

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

- I. **Minutes** – Troy Hipsag moved to approve the minutes for the January 12, 2021, regular meeting as presented. Tom Dietz seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – Troy Hipsag moved to accept the Treasurer’s report and pay bills as presented. Zeke Zebroski seconded. Motion carried unanimously.

Ending Bank Balance from last meeting:		\$22,175.85	
Deposits (through 1/31/21):	\$1,240.00		
QuickBooks Balance 1/31/21:		\$23,415.85	
Bills paid in February:			
AUTO Powder River Energy	Electricity 1/1-1/31/21	\$628.79	
1628 Cathey Consulting	Inv. 5864 – Jan. books/postage	\$424.95	
	Inv. 5873 – Cert. letter	\$7.00	
1629 Hawkins, Inc.	Inv. 4867240 – Chlorine	\$10.00	
1630 Water Guy, LLC	2021-58– Jan. water op./meters	\$565.50	
TOTAL BILLS:		\$1,636.24	
Deposits (2/1-2/28/21):	\$3,255.00		
QuickBooks Balance 2/28/21:		\$25,034.61	
Deposits (3/1-3/9/21):	\$2,110.00		
QuickBooks Balance before bills:		\$27,144.61	
Bills paid at Meeting:			
Ck#	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity – 1/31/21-2/28/21	\$ 556.47
1631	Cathey Consulting	Inv. 5907 – Feb. books/postage	\$ 424.40
1632	Energy Laboratories	Inv. 378296 – Testing	\$ 17.00
1633	Hawkins, Inc.	Inv. 4883204 – Chlorine	\$ 10.00
1634	Local Gov’t Liab. Pool	Inv. 13023 – Insurance 7/1/21 – 6/30/22	\$ 500.00
1635	Water Guy, LLC	Inv. 2021-174 – Feb. water op./meters	\$ 565.50
TOTAL BILLS:			\$ 2,073.37
Balance End of Meeting:			\$25,071.24

Receivables – Past due accounts were reviewed.

- III. **Water System Update / Water Meter Readings** – The water system information was reviewed. There was discussion on water quality.
- IV. **Unfinished Business**
 - a. There was discussion on the availability of natural gas in the area. Zeke Zebroski is going to contact the company that has the gas lines in the area to see if the residents in Rozet Ranchettes could tap into natural gas.
 - b. There should be rock put down around the mailboxes this spring.
- V. **New Business**
 - a. Darlene Ganje submitted a request for construction approval for a high tunnel at 12 Casey Tibbs. Zeke Zebroski moved to approve Darlene Ganje’s request for construction for a high tunnel at 12

Casey Tibbs as long it is compliant with all setbacks. Troy Hipsag seconded. Motion carried unanimously.

- b. There was discussion on covenants and potential issues.
- c. Budget for 7/1/21 – 6/30/22 – The budget for the next fiscal year was discussed. A preliminary budget will be approved at the next meeting and a final budget adopted at the July meeting.

Zeke Zebroski adjourned the meeting at 4:56 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, May 11, 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 4th Street across from Arrow Printing.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Zeke Zebroski, President Date

Thomas (Tom) Dietz, Vice President Date

Troy Hipsag, Secretary/Treasurer Date