

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

Tuesday, November 13, 2018, 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

President Zeke Zebroski called the meeting to order at 4:35 p.m.

- I. **Minutes** – Tom Dietz moved to approve the minutes as written for the last regular meeting on September 11, 2018. 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 Minutes:		\$36,807.69
Deposits (through 9/30/18):	\$1,374.00	
QuickBooks / Balance 9/30/18:	\$38,181.69	Bank: \$39,334.80*
Checks Outstanding:		
Stephens Trucking (FNB Error)	\$250.00	
PR Energy Deduction (10/1)	\$339.61	
Ck# 1513 Water Guy	\$563.50	
Total:	\$1,153.11*	
Bills paid in September:		
AUTO Powder River Energy	Electricity 8/28/18 – 9/29/18	\$387.79
1514 CC Treasurer	Property Taxes	\$363.84
1515 Cathey Consulting	Inv. 4612 – Sept. books/postage	\$425.71
1516 Hawkins, Inc.	Inv. 4367027 – Chlorine	\$330.00
1517 Liberty Mutual Insur.	Annual policy	\$1,872.00
1518 Water Guy, LLC	2018-888 – Sept. water oper.	\$563.50
TOTAL BILLS:		\$3,942.84
Deposits (October, 2018):	\$4,453.00	
QuickBooks Balance 10/31/18:	\$38,691.85	Bank: \$38,691.85
Deposits (through 11/13/18):	\$1,494.00	
QuickBooks Balance Prior to Meeting:		\$40,185.85

Bills paid at Meeting:			
Ck#	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity 9/29/18-10/29/18	\$ 548.41
1519	Cathey Consulting	Inv. 4667 – Oct. books/postage	\$ 434.41
		Inv. 4676 – Cert. letter	\$6.70
1520	Energy Laboratories	Inv. 191316 – Testing	\$ 132.00
1521	Hawkins, Inc.	Inv. 4371333 – Chlorine	\$ 10.00
		Inv. 4387699 – Chlorine	\$5.00
1522	Water Guy, LLC	Inv. 2017-976 – Oct. water op./meters	\$ 563.50
TOTAL BILLS:			\$1,688.32
Balance End of Meeting:			\$38,497.53

Receivables – Past due accounts were reviewed.

- III. **Water System Update / Water Meter Readings** – The water system information was available for review. There was discussion on the regional connection. Duaine Faucett provided an update. An electric valve will need to be installed. A meter is recommended to keep track of what is coming from the City. The District needs to verify how much water the City will provide in order to determine the size of the meter. The District will blend with the regional water but also wants to be set up to go

100% on regional water if the District's well goes down. Duaine Faucett explained how another District was plumbed so that if the power goes out, the regional water will pick up the pressure to accommodate that. If the power went out, you wouldn't need a backup generator. It was about \$25,000 for the last one that Water Guy was involved with. It would need to be engineered. The cost without this setup would be less, probably around \$5,000. The consensus is to wait to finalize anything until the regional connection is closer to being done. Duaine Faucett advised that the blending they are doing on another system was done for radium, and the blending has resolved their issues. They started at 50%, and then reduced it down as much as possible. This is what is recommended for Rozet Ranchettes. Rozet Ranchettes' issue is fluoride, not radium, but blending should still resolve the issue. The regional water is really hard water (about 30 grains of hardness). The water in the District now is pretty soft. Blending will definitely change the water quality, but it is necessary because of the fluoride issue. Water Guy will get a bid to the District and will include some painting that needs to be done in the pump house.

IV. Unfinished Business

- a. Zeke Zebroski reported that a bill will be coming from Dave Young for spreading rock.
- b. There was discussion on getting rock around the mailboxes. There is some rock needed in other areas. The consensus is to discuss this in the spring.

V. New Business

- a. There was a complaint about old cars starting to show up around the District.
- b. A newsletter was updated to send with the December annual mailing with payment coupons and statements. The newsletter will highlight the covenants that deal with the accumulating vehicles.

Zeke Zebroski moved to adjourn the meeting. Tom Dietz seconded. The meeting adjourned at 5:15 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 will be Tuesday, January 8, 2019, 4:30 p.m.

2019 meetings:

- March 12, 2019, 4:30 p.m.
- May 14, 2019, 4:30 p.m.
- July 9, 2019, 4:30 p.m.
- September 10, 2019, 4:30 p.m.
- November 12, 2019, 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