

Rozet Ranchettes Improvement & Service District

Regular Meeting

Minutes

Tuesday, November 9, 2021, 4:30 p.m., 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

BOARD MEMBERS PRESENT: Tom Dietz, Zeke Zebroski
 BOARD MEMBERS NOT PRESENT: Troy Hipsag
 OTHERS PRESENT: Helenanne Cathey, Duaine Faucett, Kim Faucett,
 Howard Jones (City of Gillette), Jessica Bowles,
 Cassie Erickson, Tommie Verhasselt, Abby Crowley,
 Darlene Ganje, Chelse TenBraak

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

- I. **Minutes** – Zeke Zebroski moved to approve the minutes for the September 14, 2021, regular meeting as written. Tom Dietz seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – Zeke Zebroski moved to accept the Treasurer’s report and pay bills as presented. Tom Dietz seconded. Motion carried unanimously. Roads were bladed. A concern was noted that the cul de sac wasn’t bladed.

Ending Bank Balance from last meeting:		\$28,857.84	
Deposits (through 9/30/21):	\$1,323.67		
QuickBooks Balance 9/30/21:		\$30,181.51	
Bills paid in October:			
<u>Ck#</u>	<u>Payee</u>	<u>Purpose</u>	
		<u>Amount</u>	
AUTO	Powder River Energy	Electricity 9/1-10/1/21	\$264.89
1666	Cathey Consulting	Inv. 6228 – Sept. books/postage \$451.14	\$919.14
		Inv. 6195 – Regional billing Aug.. \$234.00	
		Inv. 2457 – Regional billing Sep. \$234.00	
1667	City of Gillette	Inv. 1324278 – Regional Water 9/1-10/1/21	\$793.12
		Base \$305.50 + \$487.62 (162,000 gal)	
1668	Hawkins, Inc.	Inv. 6029080 – Chlorine	\$10.00
1669	Liberty Mutual	Insurance 10/11/21 – 10/11/22	\$2,637.00
1670	Water Guy, LLC	2021-899 – Sept. water op./meters	\$923.19
		Chlorine injection sys. repair	
		2021-825-Chlorine sys. repair 8/24/21	\$170.00
TOTAL BILLS:			\$5,547.34
Deposits (10/1-10/31/21):	\$4,810.73		
QuickBooks Balance 10/31/21:			\$29,444.90
Deposits (11/1-11/9/21):	\$1,513.01		
QuickBooks Balance before bills:			\$30,957.91
Bills paid at Meeting:			
<u>Ck#</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity – 10/1/21-11/1/21	\$ 251.56
1671	Cathey Consulting	Inv. 6278 – Oct. books/postage \$447.66	\$ 681.66
		Inv. 6288 – Regional billing \$234.00	
1672	City of Gillette	Inv. 1341164 – Regional Water 10/4-11/2/21	\$ 621.55
		Base \$305.50 + \$487.62 (105,000 gal.)	
1673	Hawkins, Inc.	Inv. 6047963 – Chlorine	\$ 10.00
1674	Water Guy, LLC	Inv. 2021-1028 – Oct. water op./meters/call out	\$ 648.00
TOTAL BILLS:			\$ 2,212.77
Balance End of Meeting:			\$28,745.14

Receivables – Past due accounts were reviewed.

III. Water System Update / Water Meter Readings – The water system information was reviewed. Levi Jensen and Howard Jones from the City attended the meeting along with Duaine Faucett and Kim Faucett with Water Guy. There was discussion on the history of the water system and the reasons for connecting to the regional water. Duaine Faucett explained that the water is tested for about 80 different contaminants. When the well was first drilled, there were no problems with the fluoride level, but that has changed. 4 ppm is the maximum contaminant level. Fluoride causes a lot of health issues. When we first started it was below the MCL, but it has been creeping up. Over the last 3 years it has been 3.8 or 3.9. We went over the 4 ppm not too long ago. There are ways to treat it. The District could put RO systems in each house in the District. There would be a couple thousand dollars to install it in each house and then ongoing maintenance costs for maintaining them. The other thing is to have an engineer come in and do a large study on the system, and look at designing a treatment on the main water system to remove the fluoride. Getting rid of the fluoride is another cost (waste) besides the treatment and increased operations costs. The cheapest option was to blend the water to bring the fluoride level down. Water Guy has been working on the blending level. We are currently at 60% regional and 40% District. There is a secondary limit for fluorides, and that is 2 ppm, and the District isn't under that. It isn't where anything has to be done other than public notification, but it is concerning for infants and the elderly and for pregnant women. The system was flushed recently. The Madison water doesn't have a lot of iron in it, so the redness has decreased, but the hardness is very high. Wyoming Water Solutions can evaluate hardness for free. Water Guy can also evaluate it. He thinks it's around 20. There is no threshold for hardness under EPA.

Question – is this the way it is now and are homeowners going to need to install water softeners? There was discussion on water softeners. A complaint was made that the water still smells. The water in Gillette does not smell, and people asked why their water has an odor to it now.

Howard Jones from the City of Gillette explained the City's water system and provided a great deal of information. The city has hard water from the Madison formation that is very high in hardness and softer water from the Fort Union. For irrigation and drinking, the hard water is good, but it is not good for keeping appliances and faucets clean from mineral buildup. Every public water system is required to meet unfunded regulatory mandates that include fluoride. The Madison water that is delivered is always under the 2.0 ppm level for fluoride. The City also tries to blend water to get the hardness down. The Madison well field is under the 2.0 limit, so that gives them the water to blend to protect teeth, infants, elderly, etc. Putting in an RO (Reverse Osmosis) unit at the plant is expensive, but the most expensive part is disposing of the waste generated from the RO. That waste stream is very expensive to dispose of. Water softeners at the house are good solutions. Hard water is extremely hard on tankless hot water heaters. You really need to flush it often with vinegar to avoid the buildup of minerals. The hardness – if there is an award for the hardest water in the world - we probably have it. 120 to 150 mg per liter is hard – we are at 380 to 420 to 430. Hardness has the least regulatory requirements in public water systems. In the City of Gillette, they strive to maintain 85% Madison and 15% Fort Union water to keep under the 2.0 fluoride mcl. They try to keep it consistent so that people aren't constantly having to adjust their softeners, etc. Several people at the meeting said that the odor that they are experiencing now wasn't there prior to the blending. 99% of the odor problems are organic matter or organic reactions to chlorine. The Fort Union water wells don't stay consistent in their chemistry – the fluoride level can go up and down. The Madison wells don't fluctuate like that. One thing that could be done is tank cleaning. The water lines can be flushed (Water Guy flushes every spring and every fall). The City does a high velocity flushing if they have taste and odor complaints. The hot water heater anode may react with minerals – Howard Jones suggested people check and see if the odor is in both hot and cold water. If it is only with hot water, it may be the hot water heater anode is corroding or it may be another reaction. That anode is designed to capture those reactions and decay – if it is completely coated black, you have manganese built up, and manganese causes an odor. There are filters that can be bought, but there aren't any that will filter fluoride. There was discussion on how to drain a hot water heater and how often to drain it. A spiral wound filter can be used to remove other contaminants like iron, manganese, silt, sand – anything that is a larger particle, but, again, it won't remove fluoride. The filter can be put where the water comes into the house. Most people put an RO under the sink and just RO the drinking water. The RO unit will purify

water and remove everything. You can, however, put it where the water comes into the house so that all of the household water goes through the RO.

Zeke Zebroski suggested the District test for hardness. Landowners may want to do it themselves too.

There are companies in town that will sell and install water softeners. You can also buy a softener at Home Depot or Menards and install it yourselves. A couple of people in the District have installed water softeners, and they said they saw substantial improvement.

The water that the District receives from the regional system is straight 100% Madison water. Anything within the City limits is blended water. Anything east of Wyodak is getting 100% straight Madison water.

There were several concerns about the cost of water. Comment – we are upset that we are paying twice for water and then paying for new appliances. A number of people are upset about the costs. The District's monthly fee (\$80) and water usage have not changed. The only thing new is the billing for the regional water, which is \$6.50 per lot or tap plus a percentage of the consumption portion of the City bill based on each landowners percent of total usage – using water meter numbers to calculate. While not everyone will get an overage bill, anyone with any usage will receive their portion of the City's billing.

There was discussion on roads. People asked that the District do more on the roads, including snow removal. Most people were happy with the last blading.

IV. Unfinished Business

- a. Haul in rock and level off areas around mailboxes (approved at July meeting) – Zeke Zebroski said that he would take care of this.
- b. Director Election (March 22, 2022 – Dietz, Hipsag) – The first ad will run November 23rd. Applications to be on the ballot are due between December 22nd and January 11th.

V. New Business

- a. Year-end mailing / monthly invoicing / newsletter – Zeke Zebroski moved to convert to monthly invoicing rather than payment coupons and invoices. Tom Dietz seconded. Motion carried unanimously. Invoices will be mailed starting as soon as possible for all fees so that everything is on one invoice. The invoice will be updated to hopefully be a little more clear as to what is being billed.

Thank you to everyone that attended the meeting.

Zeke Zebroski adjourned the meeting at 5:31 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, January 11, 2022, 4:30 p.m.

Other Upcoming Meetings:

Tuesday, January 11, 2022, 4:30 p.m.

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

Tuesday, May 10, 2022, 4:30 p.m.

Tuesday, July 12, 2022, 4:30 p.m.

Tuesday, September 13, 2022, 4:30 p.m.

Tuesday, November 8, 2022, 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