

**Rozet Ranchettes Improvement & Service District**

**Regular Meeting**

**Minutes**

**Tuesday, September 14, 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, Cassie Erickson, Abby Crowley,  
Jessica Bowles, Tommie Verhasselt

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

**I. Minutes** – Troy Hipsag moved to approve the minutes for the July 13, 2021, budget hearing and regular meeting as presented. 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.

Ending Bank Balance from last meeting:			\$25,999.54
Deposits (through 7/31/21):		\$1,668.57	
QuickBooks Balance 7/31/21:			\$27,668.11
Bills paid in June:			
<u>Ck#</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity 7/1-8/1/21	\$305.07
1657	Cathey Consulting	Inv. 6136 – July books/postage \$438.70	\$839.70
		Inv. 6102 – Regional billing set up/2 mo. \$394.00	
		Inv. 6147 – Cert. letter – Verhasselt \$7.00	
1658	City of Gillette	Inv. 1289651 – Regional Water 6/30-8/2	\$1,169.37
		Base \$305.50 + \$863.87 (287,000 gal)	
1659	Hawkins, Inc.	Inv. 4989961 – Chlorine	\$10.00
1660	Water Guy, LLC	2021-699 – July water op./meters	\$583.00
TOTAL BILLS:			\$2,907.14
Deposits (8/1-8/31/21):		\$4,461.37	
QuickBooks Balance 8/31/21:			\$29,222.34
Deposits (9/1-9/14/21):		\$2,825.51	
QuickBooks Balance before bills:			\$32,047.85
Bills paid at Meeting:			
<u>Ck#</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity – 8/1/21-9/1/21	\$ 296.12
1661	Cathey Consulting	Inv. 6182 – July books/postage \$445.85	\$ 694.61
		Inv. 6149 – Regional billing \$234.00	
		Inv. 6192 – Cert. letters – Alm, Hipsag \$14.76	
1662	City of Gillette	Inv. 1306604 – Regional Water 8/2-9/1/21	\$1,142.28
		Base \$305.50 + \$836.78 (278,000 gal.)	
1663	Energy Laboratories	Inv. 414416 – Testing \$262.00	\$ 464.00
		Inv. 415078 – Testing \$17.00	
		Inv. 417967 – Testing \$185.00	
1664	Hawkins, Inc.	Inv. 6004605 – Chlorine	\$ 10.00
1665	Water Guy, LLC	Inv. 2021-794 – Aug. water op./meters	\$ 583.00
TOTAL BILLS:			\$ 3,190.01
<b>Balance End of Meeting:</b>			<b>\$28,857.84</b>

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

**III. Water System Update / Water Meter Readings** – The water system information was reviewed.  
Customer Concerns:

- i. Water Quality Concerns – Written concerns were received after the regional connection and billing sent over the past few months, and billing and verbal concerns were expressed at this meeting. No one is happy with the water quality. The fluoride levels are what has forced the connection to the regional water system and the blending of water. The Board asked if anyone had any ideas. A suggestion was made to install RO units in homes instead of using the regional water system. Zeke Zebroski reported that this was discussed, but Duaine Faucett (Water Guy) explained the requirements and issues with doing this. It's not quite as simple as we would think, and there are liabilities. Homeowners expressed concerns about appliances that are being ruined because of the hard water (regional water). There was discussion on the compliance issue relating to the fluoride level.

A suggestion was made to contact the City regarding the level of hardness in the water that is coming to the District. Zeke Zebroski will talk to the City about doing something to change the hardness of the water that is coming into the District. It is understood that the District is getting straight Madison water, whereas the water in the City is water blended with softer water from Fort Union wells.

There is more City water being used in blending than anyone anticipated, and the reason for the higher blending ratio is Madison has some fluorides in it, so it takes a higher level of Madison water blended with the District's water to get the overall fluoride level to where it needs to be.

The good part of the connection to regional is if something happens to the well, we still have water.

There has been talk about if the power goes out and we don't have water. A question was asked if someone in the District can be authorized to flip the switch when the power goes out so that Water Guy doesn't have to come out and charge the District. The consensus is that there are too many issues and liability issues with this. Water Guy needs to be the one to deal with issues in the pump house. Zeke Zebroski will contact Powder River Energy regarding the issue of the frequent power outages to see if there is anything they can do. They are aware of the issue, but they haven't done anything about it to date.

Zeke Zebroski reported that he has researched natural gas availability. There are a couple of lines not too far from the District that are at capacity. There is gas at the school but it is a long ways out before any gas is available to Rozet Ranchettes.

A complaint was made regarding the reclamation done after the regional line was installed. Zeke Zebroski will contact the City regarding this issue. There are also some areas where there are settling issues – a big hole in one area – Zeke Zebroski will talk to the City about this as well.

#### **IV. Unfinished Business**

- a. Zeke Zebroski reported that he has someone coming out to blade the roads soon.
- b. There was discussion on hauling in rock and leveling off the area around mailboxes (approved at July meeting). This will be removed from the agenda.
- c. Director Election (March 22, 2022 – Dietz, Hipsag) – The first ad will run November 23<sup>rd</sup>. Applications to be on the ballot are due between December 22<sup>nd</sup> and January 11<sup>th</sup>.

#### **V. New Business**

- a. The Board reviewed and signed the Local Government Annual Report Summary to submit to the state along with the Proof of Cash.
- b. The Board reviewed and completed an insurance renewal form.

Tom Dietz moved to adjourn. Zeke Zebroski seconded. The meeting adjourned at 5:13 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, 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

---

Zeke Zebroski, President Date

---

Thomas (Tom) Dietz, Vice President Date

---

Troy Hipsag, Secretary/Treasurer Date