

**Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES**

Monday, January 8, 2018, 7:00 p.m.

Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Dave Daigle, Bobby Schmitz, Charlotte Terry
OTHERS PRESENT: Helenanne Cathey, Duaine Faucett, Kevin Geis

President Dave Daigle called the regular meeting to order at 7:04 p.m.

- I. Kevin Geis / Campbell County Road and Bridge** – The Board thanked Kevin Geis for all that Road and Bridge does for the District and also for his attending the District’s meeting to discuss the roads. **The County blades the roads and spreads rock on the roads without any charge to the District. The District relies heavily on assistance from the County.** A resident came to the last meeting in November to discuss his concerns which were noted in the last meeting minutes.

The District applies W-Base (limestone) out of Sundance. The District hasn’t used scoria for years. Kevin Geis reported that he drove the District’s roads and came to the meeting to discuss his evaluation and recommendations. He explained that he recommends people from other Districts go look at Stone Gate’s roads to see what they should be doing. The roads are in good shape. There is a decent crown. There are a few soft spots. When you use mag on the roads, you tend to get little potholes. It makes the roads harder, which makes it harder to blade. The County doesn’t go out and blade for a few potholes when they have used mag chloride. There is a little bit of a grass edge in spots that could be knocked down to get the water off of the roads. There are a few steep approaches that could be addressed so water from driveways doesn’t drain onto the District’s roads. Stone Field Court is a little low at the end of it. In Kevin Geis’ opinion, the District is doing a good job maintaining the roads. They are tight and dust free when dry. It’s wet about 3 weeks a year and dry about 49 weeks a year. Putting up with a little inconvenience during that 3 weeks of the year is worth having good roads 49 weeks a year.

Kevin Geis reported that sometimes when you get road base from a contractor it isn’t mixed as good as it should be, especially J Base. The District did J Base for a while and then switched to W Base over the last 3 years. The District has tested to make sure that it is W Base that was put on the roads. Some landowners suggested using crushed concrete instead of W Base. Kevin Geis explained that the crushed concrete can set up really well, but when it gets potholes, it can be harder to work. There are advantages and disadvantages with the crushed concrete. There was discussion on the cost. If you have soft spots or a lot of fines, you could add some ¾” limestone to mix in. There are some other materials besides mag chloride that can be used. Where you have good, firm durable roads, you could set up a plan to start paving. You could do some chip seals. The cost to asphalt the roads would be a minimum of \$2 million dollars (about \$30,000 per lot). Chip seal with nothing else is about \$40,000 to \$50,000 a mile (without rotomill or anything to go over it). If that breaks up though, you couldn’t grade it, you would hot mix asphalt patch it. Chip seal would have to be re-done every 6 or 7 years. If you asphalt the roads, there is also the cost to maintain it.

Kevin Geis explained that Road and Bridge assists where they can with subdivision roads. They can blade and spread rock, spending a few hours at a time. They cannot really work a road – pull in shoulders, and really work the material. When you pull in the shoulders, you will pull in grass and clumps – it takes time to work all of that out. If the District wants to do this, a contractor would need to be hired.

There was discussion on a soft spot on Stone Lake and how to best deal with soft spots like that one. Sometimes they will clean out the area (pull the material off), and put some aggregate down then cover it back up again. The problem is that we know where the soft spots are when it’s wet, but then when it dries up, we don’t remember exactly where those soft spots were. There was discussion on flagging those spots so we don’t forget where they are.

Pete Lien hauls material from Gillette to Rapid City. They are coming over with empty trucks from Rapid City to Gillette, so sometimes you can get a pretty good price on loads of material. They will deliver wherever you want it, and they will windrow it right on the road. They have W or L Base.

Several comments in the surveys said to quit buying scoria. A note to landowners – the District does not buy scoria. We are using limestone. Several people want the roads paved. Landowners are encouraged to look at the costs to pave. It is very expensive to pave and then to maintain that pavement.

There was discussion on the mag water. Kevin Geis agreed with the Board that you don't want to blade the rock once you put the mag water down because you start losing the effectiveness of the dust control every time you stir it up. There is some residual, and over the years, it certainly does help so that you don't lose all of it when you blade. Mag chloride is hard on your car, and if you drive over it when it's wet, you definitely want to wash your car.

There was discussion on the paved approaches. The County is responsible for part of it right off of Force Road, but the District built aprons off of the County's area of responsibility. Some of these areas are crumbling. Several have suggested that the best thing to do is to tear out the asphalt on the area where Stone Gate is responsible and put it back into the limestone.

Kevin Geis again stated that when other Districts come to him for help, he recommends they look at Stone Gate's roads because they are well maintained.

The consensus was to look seriously at mixing up the material that is on the road, pull in the shoulders, and mix in some aggregate that is a little bigger around (without the fines). The Board does not want to use crushed concrete. There was discussion on getting prices for chip sealing, but there are concerns if you did something like that you may have a bigger problem with pot holes, because you can't just blade it up. It can be hard to fill the holes too. Bobby Schmitz will look into using Pete Lien for rock.

II. Water System Update – The water system information was reviewed. Duaine Faucett was at the meeting. Water Guy put in the air relief valve at Smith's and it solved the problem they were having with the line air locking and then having no water.

Duaine Faucett recommended tying the regional water connection into Well No. 1's line and stop using Well No. 1. All that would be needed is an electric valve, and it would be done. Well No. 1 makes so much sand that you can't keep a pump in it. If you have the regional there, you won't need Well No. 1. There was a foot of sand in the tank, and that's where a lot of that sand came from. There was discussion on reconditioning Well No. 1 – put in screen because of the concern that if Well No. 2 goes down, then you need that water. What would it cost to get Well No. 1 back to where it needs to be? Duaine Faucett will talk to a couple of well guys about Well No. 1 and see what they might charge to evaluate it.

The District is completely draining the tanks every day in the summer. The red light is a low level indicator, and the red light is on almost all of the time in the summer. However, a landowner did recommend putting a bigger light on the tank so it could be seen. Duaine Faucett will get a price for a bigger, light.

There was discussion on people that are tapped into the line without meters. The water loss is being monitored. There are a couple of places that need to be investigated.

III. Minutes / Treasurer's Report – Bobby Schmitz moved to approve the minutes for the November 13, 2017, regular meeting as presented. Charlotte Terry seconded. Motion carried unanimously.

IV. Treasurer's Report – Bobby Schmitz moved to approve the bills plus the Powder River Energy bills that will be coming this month and transfer \$2,500 from the money market account to the checking account. Charlotte Terry seconded. Motion carried unanimously.

Money Market Account Balance end of last meeting:		\$86,761.60
11/15/17	Deposit – Assessments	\$24,960.00
11/21/17	Deposit – Water	\$258.17
11/29/17	Deposit – Water	\$102.00
11/30/17	Interest	\$15.21
12/06/17	Deposit - Water	\$460.00
12/11/17	Deposit – Assessments	\$5,280.00
12/11/17	Ck# 9006 – Transfer to Checking	\$2,000.00

12/13/17	Deposit – Water	\$5,487.33	
12/31/17	Interest	\$20.09	
01/05/18	Deposit – PR Ener.	\$833.38	
01/08/18	Deposit – Water	\$105.00	
01/08/18	Deposit – Assessments	\$1,440.00	
Balance in Account Prior to Meeting:			\$123,722.78
01/08/18	Ck# 9007 – Xfer to checking	\$2,500.00	
Ending Money Market Balance:			\$121,222.78

Money Market Account – Infrastructure Fund end of last meeting:		\$133,933.15	
11/30/17	Interest	\$22.02	
12/31/17	Interest	\$22.76	
Ending Money Market – Infrastructure Fund Balance:			\$133,977.93

Money Market Account – Pump Replacement end of last meeting:		\$5,271.48	
11/30/17	Interest	\$0.52	
12/31/17	Interest	\$0.54	
Ending Money Market – Pump Replacement Account Balance:			\$5,272.54

Checking Account Balance end of last meeting:		\$7,281.10	
12/12/17	Ck# 9006 – Stone Gate (December bills) – Deposit	\$2,000.00	
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	3126125 10/26-11/29/17	\$359.83
AUTO	Powder River Energy	8443000 10/26-11/29/17	\$131.64
2218	Cathey Consulting	Inv. 4203 – Nov. Admin/Books/postage	\$467.63
2219	Gillette News-Record	Ad 00333818 – Director Election	\$74.32
2220	Water Guy, LLC	Inv. 2017-1249 – Nov. Oper./Meters	\$936.50
TOTAL:			\$1,969.92

Checking Account Balance Prior to Current Meeting: \$7,311.18

Bills Paid At The Meeting:

<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	3126125	No bill yet.
AUTO	Powder River Energy	8443000	No bill yet.
2221	Bobby Schmitz	Reimburse - Advertising	\$100.00
2222	Cathey Consulting	Inv. 4242 – Dec. Adm/Books/postage	\$426.66
		Inv. 4247 – Survey prepared	\$150.00
2223	Hawkins, Inc.	Inv. 4189016 – Chlorine	\$5.00
		Inv. 4199507 – Chlorine	\$343.00
2224	Water Guy, LLC	Inv. 2017-1335 – Dec. Oper./Meters	\$936.50
TOTAL:			\$1,962.16

01/08/18 Ck# 9007 – Stone Gate – Deposit \$2,500.00

Checking Account Balance End of Meeting: \$7,849.02

Receivables were reviewed and discussed. Bobby Schmitz moved to write off \$624 in receivables from Justin Holcomb and \$624 from Janell Paris. The District would still appreciate the landowners pay the amounts, but the District cannot require that. Charlotte Terry seconded. Motion carried unanimously. Charlotte Terry moved to write off \$113.98 in receivables from John and Peggy Smart as uncollectable. Bobby Schmitz seconded. Motion carried unanimously.

V. Unfinished Business

- Review customer / construction issues – None at this time.
- Road Connecting to Red Hills – No action at this time.
- Director Election (March 20, 2018 – Daigle, Schmitz) – Applications to be on the ballot are due between December 20th and January 9th. Ballots will be mailed between February 23rd and March 5th. The final ad will run no later than March 6th. Ballots must be counted within 7 days of the election date.
- Survey results – There were 26 completed surveys returned. The results are attached to these minutes.
- Roads – No other update.

VI. New Business

- a. A landowner complained about barking dogs at night. People need to call Animal Control with complaints about animals.

VII. Date for next regular meeting – Monday, March 12, 2018, 7:00 p.m.

VIII. Meeting adjourn – Bobby Schmitz moved to adjourn the meeting. Charlotte Terry seconded. The meeting adjourned at 8:28 p.m.

***MEETINGS ARE NORMALLY HELD ON THE 2ND MONDAY OF EVERY OTHER MONTH
UPCOMING MEETINGS:***

REGULAR MEETING: MONDAY, MARCH 12, 2018, 7:00 P.M.

***Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106 (K² Technologies Building, Suite 106) –
Entrance is on 4th Street***

NOTES: The board reminds homeowners of the following:

- a. Water meter repair costs are to be split equally between the District and the homeowner.
- b. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner's responsibility.
- c. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- d. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- e. **Check out Water Guy's Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to www.wateryuywyoming.com for a link and for other information.**

Respectfully submitted,

Helenanne Cathey, Assistant to the Board of Directors, Stone Gate Estates Improvement & Service District

Dave Daigle, President (687-1785)

Charlotte Terry, Treasurer (670-2725)

Robert (Bobby) Schmitz, Secretary (686-0991)

Stone Gate Estates Improvement and Service District
Landowner Survey - November 13, 2017

RESULTS COMPILED 1/4/18

Dear home and landowners of Stone Gate subdivision,

Below you will find a survey the board has come up with, in hope that it will help guide and direct the board on the direction the subdivision owners wish to take, to find solutions to some of our current challenges. Over the years the road system, although serving us well, has seen significant use and thus, some of the current problems with mud and soft spots exist. Please know we, as a board are also doing everything we believe we can to continue to provide us with some of the best water in the subdivision. Please take the time to fill out this short questionnaire, to help us as a board make decisions that will be in conscientious with what the majority of the people want to see have happen.

NUMBER OF SURVEYS MAILED: 67

NUMBER OF SURVEYS RETURNED: 26

What are your priorities? (Please rate - 1 being least important and 3 most important)

Roads	1 - 4	2 - 9	2.5 - 1	3 - 11
Water	1 - 6	2 - 6		3 - 13

3 - Always - without good water the investment I call home wouldn't be worth anything.

Roads

Are you satisfied with the condition of the roads? Y - 6 N - 17

What suggestions do you have on road maintenance:

- Pave Stone Place Ave because of all traffic using it as bypass to Hwy 50
- No - Use new base, such as granite instead of scoria. Or pave roads.
- No - Pot holes after big moisture
- No - I live on Stone Ridge Court and have been told that the two households that use this road do not qualify for any road maintenance or snow removal. I would love to have the road bladed once a year and treated for dust but I don't ever see that happening.
- No - It might be a good idea to replace the scoria with some other material one phase per year. I read where Earthworks has good material but don't know that would be applicable to Stone Gate Subdivision.
- No - Asphalt and charge assessment to all who live on road INCLUDING Red Hills
- No - We would prefer the roads be paved (realize paving was rejected previously) Vote on paving again? If paving is not possible, consider treating 2 times per year. Also, embarrassing Red Hills Roads are paved. Likely reduces our property values.
- No - Maintenance on black top and Force Road entrances has not been kept up. Can't blade with dust suppression. (poor idea)

- Yes - If something could be done to reduce the muddy conditions during moisture events.
- No - More frequent grading
- No - Roads are 20 years old. Need more than just s_____ (?) material. Recontour, edge work, evaluation of material already in place.
- Yes - Often pot holes on pavement at end of Stone Trail
- No - Asphalt! Asphalt!
- No - Since the red clay _____ has been placed 2 years ago we have been most dissatisfied. It is terrible when road is wet. / Either place asphalt or
- Most of the time they are ok. Blade needs to bring side of road rocks back onto road.
- No - We should do a one time or at most over 2 years, and add the crushed limestone to all of the roads. I realize we may not have enough district support grant to aid in the full amount but by doing an assessment and possibly less mag chloride, we could make it happen.
- No - Quit using scoria. Start a replacement program using grave/crushed asphalt/paved with asphalt.
- No - More chloride, rock, grading
- Yes - Stop "skiff" blading the roads, it doesn't last. My father-in-law Jerry Means (KG Construction) built them. Use cutting edge to repair holes.
- No - Stone Trail has material with too many fines and not enough aggregate. For grading, a center crown or a 2% slope to one side would allow for water to shed off the surface.
- No - There is no maintenance that can be done after dust control. Maybe have the roads graded late in the fall to help for winter.
- Yes - We are adamantly opposed to speed bumps being placed. Homes are a significant distance from the roads. This makes it safe to drive the 35 mph speed limit on our road. A speed bump will prevent us from being able to drive the speed limit, which is appropriate for the neighborhood. Additionally, speed bumps add more wear and tear on vehicles over time. The dirt road is hard enough on our vehicles without adding additional wear.

What road do you live on?:

Stone Crest East 1

Stone Crest West 2

Stone Gate 3

Stone Lake 4

Stone Place 7

Stone Trail 6

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ADDITIONAL WRITTEN IN:

Stone Field Court 1

Stone Ridge Court 1

COMMENTS WRITTEN IN:

- Thank you for asking for our opinion.
- We are in the country (by choice). We don't expect there to be perfect roads and no dust like city dwellers. Don't put down black top if you aren't going to help maintained.

Water

Are you satisfied with the water system / water quality? Y - 21 N - 3
What suggestions do you have on the water system: Yes and No - 1

- No - Often the water is off-color, pressure is low. Perhaps a filtering system could be considered.
- No - Water pressure is too low
- Yes - Continue to reduce sand and impurity levels.
- Yes - Very good water.
- Yes - A brighter red light on top of that tank so you can see the light without the use of binoculars when a problem occurs.
- Yes - We added an RO system to eliminate the heavy chlorine smell.
- No - Quality Good. Price High. Maybe rates are already at cost but see high.
- Yes - Everything is good.
- Yes and No - Water quality is better than most in Campbell County but our loop system is poor.
- Yes - Periodic updates on the status of the regional water interconnect.
- Yes - We must maintain our system.
- Yes - No complaints.
- Yes - Need more water pressure, when watering in summer you can hardly take a shower. Need 70 + psi.
- Yes - I do think the board needs to know that the "Water Guy" treats residents in a rude manner. I called two summers ago on one of the water outages at 5 a.m. and his remark was "go back to bed and when you get up you will have water." The reason I am up at 5:00 is to go to work!
- Yes - Keep the wells running as long as possible. The regional supply tastes terrible.

What suggestions / improvements would you like to see in the District?

- Annex into City water
- Roads
- Roads
- Don't understand question.
- The water lines should have been connected between loops to prevent the stagnant water and sediment in our lines. Example: "N" end on Stone Trail
- Everything seems ok
- The roads are terrible! We desperately need to have asphalt to compete and upgrade our area. Our roads are sloppy and ruin our vehicles. It seriously downgrades our neighborhood.
- Asphalt on roads
- Mainly roads. I couldn't keep up on all the info about the regional water supply but I feel 3rd tank may be needed maybe start putting some money in reserve to fund that.

- Look into lights on Force Road at turn ins. Lights in Stone Gate. Enforcement of covenants related to business activity!
- More water pressure. Crown the roads. Cut deep enough when blading.
- Get rid of the expensive "Water Guy". He is also giving information to DOWL to assist in the water connection to the City and promoting a blending station (very expensive and unnecessary). A good water manager should be able to monitor quality and make any necessary adjustments.
- Use a private contractor for road/snow maintenance. It should be much less expensive than the County. Also, Stone Place seems to be in good shape up to Mr. Daigle's house, then turns to crap... what's with that? ☺

Would you be willing to fund a special assessment for improvements to the roads?

Yes - 15

No - 8

Yes and No - 1

Why:

- Yes - Roads and access are very important to property use and value.
- No - No problem with current roads
- Yes - The amount of \$ we spend on increased care maintenance would be used for road improvement.
- Yes - Maybe - How much? \$
- No - I don't want to have to maintain the Symmond's subdivision roads.
- No - My HOA fees basically go towards the water system since I receive no road maintenance. I believe it would be terribly unfair to ask me or anyone else in the same situation to fund a special assessment for road improvements.
- I would like to know more - how much do we pay now (2017-2018) in taxes for roads only - how is that split with other expenses?
- Yes - for asphalt (to do away with the dust mud and rough roads. We bought our place when the road was asphalt and that was one of the selling points.)
- Yes - Property values, dust, tire wear and vehicle damage.
- No - We are already paying enough. Some roads get more maintenance than others.
- Yes - To speed up the improvements
- Yes - Either a 1 X assessment or an increase in the monthly assessment.
- Yes - Because our roads speak to the quality of this subdivision.
- No - Roads are ok. HOA due are already enough \$ - Are we thinking of paving all roads?
- Yes - YES YES YES YES YES
- Yes - Because if we do not get the maintenance back on track we will start doing damage to the actual road base which will be much more costly to repair.
- Yes - Much needed. Look out/seek funding from City/County/government agencies.
- Yes and No - Jerry Means would be happy to assess, no charge.
- No - Manage and monitor the resources available (roads and upkeep). Stone Trail is bad because the material placed several years ago was inappropriate. When the "mag water" is applied it is placed too heavily.
- No - If enough funds are not collected in the assessment then the assessment should be increased.
- No - The special assessment already imposed on us is already very high. If road maintenance needs to be done, it should be taken from the money already paid through this assessment. It

appears that we have 133k set aside for "infrastructure." Use this money to fix the roads. This is essentially a property tax that goes to the subdivision. No more tax. / Fight the city/county to fund maintenance on Stone Place, since it is my understanding that we lost the battle regarding Stone Place connecting into Red Hills. This increased the traffic against the wishes of the subdivision. They should be expected to pitch in for maintenance. Regardless, Stone Place is in decent shape and redoing the road is not worth my money, considering its decent condition. If anything, increase the frequency of grooming the roads.

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Would you be in favor of an increase in the annual assessment to accomplish your goals for the District?

Yes - 17

No - 7

Why?

- Yes - The roads are terrible!
- Yes - Maybe? How much \$
- I would like to have more info before answering. Like how much are we talking about?
- No - What happens to assessment when we are added to Community Water System?
- Yes - If increase isn't excessive.
- Yes - It has been 20+ years without any increase. It is difficult to work with 1990's \$\$.
- Yes - The roads are really in need of repair.
- Yes - See Above (Because if we do not get the maintenance back on track we will start doing damage to the actual road base which will be much more costly to repair.)
- Yes - With manageable increments over time to accomplish the improvements.
- No - The assessment is high enough for what we get.
- Yes - As an association we are all in this together to reduce the costs to each homeowner.
- No - See above (last comment). There is plenty of money currently available. Additionally, what is our current assessment being used for, if not to maintain the roads and water?

Other Comments:

- Our water is poor due to sediment in lines. We don't flush lines enough. Stone Trail and Stone Lake should have been looped to keep water sediments lower. More frequent flushing would help.