

Rozet Ranchettes Improvement & Service District

Regular Meeting

Minutes

Tuesday, January 14, 2025, 4:30 p.m., 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

BOARD MEMBERS PRESENT: Jeff Carter, Zeke Zebroski

BOARD MEMBERS NOT PRESENT: Troy Hipsag

OTHERS PRESENT: Helenanne Cathey

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

- I. **Customer Concerns / Billing / Delinquent Accounts & Shut Offs Reports** – Reports were available for review.
- II. **Minutes** – Jeff Carter moved to approve the minutes for the November 12, 2024, regular meeting as presented. Zeke Zebroski seconded. Motion carried by unanimous consent.
- III. **Treasurer’s Report** – Jeff Carter moved to accept the Treasurer’s report and pay bills as presented. Zeke Zebroski seconded. Motion carried by unanimous consent.

Ending Bank Balance from last meeting:		\$62,461.84
Water Deposits (11/1-11/12/24)	\$186.00	
Adjusted Balance Forward:		\$62,647.84
Water Deposits (11/13-11/30/24)	\$1,638.00	
Xpress bill pay deposit (12/05/24)	\$3,837.10	
Water Deposits (12/1-12/31/24)	\$1,690.00	

Bills paid in December:

Ck#	Payee	Purpose	Amount
AUTO	City of Gillette	Bill 1973150 – Regional water 11/4-12/2/24 Base \$352.50 (76,000 gal.) \$234.84	\$587.34
AUTO	Powder River Energy	Electricity 11/1-12/1/24	\$379.18
1862	Cathey Consulting	Inv. 7881 – Nov. Adm./Books /Comp.	\$472.50
1863	Hawkins, Inc.	Inv. 6915913 – Chlorine	\$20.00
1864	Water Guy, LLC	Inv. 2024-1307 – Nov. water op. meters read/billing \$1,007.60	\$1,188.48
		Inv. 2024-1377 – Create, print, label, mail unknown lead line inventory flyers to required homeowners \$19.91	
		Inv. 2024-1372 – Low chlorine residual – found ejector not working / rebuilt injector \$160.97	
TOTAL BILLS:			\$2,647.50

Xpress bill pay deposit (1/5/25) \$2,764.00
 QuickBooks Balance before bills: \$69,929.44*

Bills paid at Meeting:

Ck#	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity – 12/1/24 – 1/1/25	\$613.55
AUTO	City of Gillette	Inv. 1990388 – Regional water 12/2-1/2/25 Base \$352.50 (95,000 gal) \$293.55	\$646.05
1865	Cathey Consulting	Inv. 7924 – Dec. Admin./Books/Compl.	\$472.50
1866	Hawkins, Inc.	Inv. 6938560 – Chlorine	\$20.00
1867	Water Guy	Inv. 2024-1489 – Dec. Water Operator/ meters read / billing	\$1,007.60
TOTAL BILLS:			\$2,759.70

Balance End of Meeting: \$67,169.74*

*Balance does not reflect Water Guy deposits since the end of the prior month except the Xpress Bill Pay Deposit.

Bills Not Paid –

Wyoming Association of Rural Water Systems – Invoice 19897 – 2025 Voting Membership \$495.00 - The District has not been a member in the past. Zeke Zebroski moved to decline the request for membership. Jeff Carter seconded. Motion carried by unanimous consent.

IV. Water System Update / Water Meter Readings – The water system information was reviewed and discussed. Zeke Zebroski reported that he talked to Duaine Faucett regarding the lead service line inventory. The District water lines were constructed after the date when lead was banned in drinking water the service lines should be fine, but there is a question on the age of one home. Water Guy still needs a picture of the water line where it comes up into that house.

V. Unfinished Business

a. Roads – 800 tons of crushed asphalt approved (Hot Iron) and hauling (Stephens Trucking) / Total cost estimate of \$30,000 / county grant \$7,500. The total cost to date is \$24,350, which is \$6,087.50 on the County grant pay request. The grant is good for one year from the date the grant was approved. The Board would still like to go ahead with the remainder of the project if crushed asphalt comes available.

At the last meeting there was discussion on blading the roads this fall. Zeke Zebroski contacted Reggie Schrank after the last meeting, and Reggie Schrank provided a quote. The quote was quite a bit higher than the \$800 which was approved at the last meeting. There was discussion on the quote – it included a water truck and a roller to pack the material, and the consensus of the Board is to get crushed asphalt down on all of the roads before doing that extensive work. The consensus is to still blade the roads in the spring. Zeke Zebroski will find a contractor for blading.

A question was asked about who is blading around the mailboxes. Someone is cleaning that area up, and the Board appreciates their work. Thank you to whoever is doing that work!

b. Spraying for thistles – No update.

VI. New Business

a. Jeff Carter reported that he had a phone call from a resident that was having low water pressure issues, but it was only in the homeowner's shower so it is not likely a system problem but something in the home.

Zeke Zebroski moved to adjourn. Jeff Carter seconded. The meeting was adjourned at 4:48 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.

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!

Article XI

Temporary and Guest Quarters

With the exception of a motor home or travel trailer as allowed in this Article, no structure of a temporary character, such as a mobile home, basement, tent, shack, garage or other building shall be used on any Tract at any time as a residence, either temporarily or permanently. However:

- (a) An Owner or Owner's guest may locate or live in a motor home or travel trailer on a Tract for up to three separate ten-day periods per calendar year provided that the motor home or travel trailer is removed from the Tract for at least ten days between the periods of location and occupancy.
- (b) An Owner may locate and live in a motor home or travel trailer on his or her Tract for a period not to exceed eighteen (18) months during the term of actual construction of the permanent dwelling upon the Tract. The motor home or travel trailer shall be promptly removed or stored after completion of the permanent residence pursuant to these Covenants.

Upcoming Meetings: Tuesday, March 11, 2025, 4:30 p.m. (Regular Meeting)

Other Upcoming Meetings:

2025 Meetings:

Tues., Mar. 11, 2025, 4:30 p.m. / Tues., May 13, 2025, 4:30 p.m.

Tues., July 8, 2025, 4:30 p.m. / Tues., Sep. 9, 2025, 4:30 p.m. / Tues., Nov. 11, 2025, 4:30 p.m.

Meeting Schedule: Every other odd month (January, March, May, July, September, November) on the second Tuesday at 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

Minutes Approval:

Zeke Zebroski
Signature

Zeke Zebroski
Printed Name

3-11-25
Date

Jeff L. Carter
Signature

Jeff L. Carter
Printed Name

3-11-25
Date

Zeke Zebroski, President (307-660-8733) / Jeff Carter, Vice President (307-660-5837) /
Troy Hipsag, Secretary/Treasurer (307-299-8901)