

**YELLOWSTONE L & R RANCH IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING
Monday, January 13, 2025, 12:00 p.m. Mountain Time
400 South Gillette Avenue, Suite 106 (Office of Cathey Consulting, LLC)
MINUTES**

BOARD MEMBERS PRESENT: Les Lindskov, Brenda Mattison, James (Jim) Roquemore
OTHERS PRESENT: Helenanne Cathey, Paul Harris

BUDGET HEARING

Brenda Mattison called the budget hearing to order at 12:02 p.m. The budget was reviewed and discussed. The operations costs will include blading roads, spraying for roads, and eventually snow removal. There was discussion on a parcel that includes several tracts and the assessment amount for all lots. There was an opportunity for public comment. There were no public comments. Brenda Mattison adjourned the budget hearing at 12:17 p.m.

REGULAR MEETING

Brenda Mattison called the regular meeting to order at 12:17 p.m.

- I. The oath was not received from James Roquemore within the required time period after the last meeting, so that director position is considered vacant. Brenda Mattison moved to appoint James Roquemore to serve as director until the next election. Les Lindskov seconded. Motion carried by unanimous consent.
- II. Les Lindskov moved to purchase the Local Government Liability Pool insurance for \$600 (directors & officers and general liability insurance). Brenda Mattison seconded. Motion carried unanimously.
- II. **Budget** – Les Lindskov moved to adopt the budget for July 1, 2024 – June 30, 2025 for \$18,000. James Roquemore seconded. Motion carried by unanimous consent. The budget is attached to these minutes. The assessment is \$400 per tract per year. This includes ALL tracts, including developers. For this first year (July 1, 2024 through June 30, 2025), an invoice will be mailed to each lot owner and pro-rated as necessary for new owners. Any unpaid assessment will be added to taxes on the 7/1/25-6/30/26 fiscal year which will be done through the Crook County Assessor / Treasurer.
- III. **Minutes Approval** – Brenda Mattison moved to approve the minutes from the November 25, 2024, regular meeting. James Roquemore seconded. Motion carried unanimously.
- IV. **Treasurer’s Report Acceptance / Pay Bills** – Invoices to landowners for the assessment will be mailed as soon as possible with the adopting of today’s budget. Bills will be paid as needed in compliance with the budget. The following bills are unpaid at the present time::

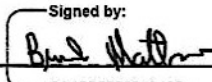
	Date	Num	Memo	Open Balance
Cathey Consulting, LLC				
	10/31/2024	7846	Oct., 2024 Administrative/Bookkeeping/Compliance Services / Mailing to Landowners	545.00
	11/30/2024	7888	November, 2024 Administrative/Bookkeeping/Compliance Services	450.00
	12/02/2024	7889	Legal ad in Sundance Times (first meeting)	20.00
	12/31/2024	7931	December, 2024 Administrative/Bookkeeping/Compliance Services	450.00
Total Cathey Consulting, LLC				1,465.00
TOTAL				1,465.00

- V. **Unfinished Business** –
 - a. The Board follows Wyoming State statutes for by-laws. Written by-laws will be adopted in the near future.
- VI. **New Business** – None

Next Meeting – Monday, May 12, 2025, 12:00 p.m. Mountain Time

ADJOURN – Brenda Mattison adjourned the meeting at 12:25 p.m.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Signed by:

Signature _____
CA45C6332313425...

Brenda Mattison

Printed Name

6/11/2025

Date

DocuSigned by:

Signature _____
4F89176FA89A47D...

Signature

Jim Roquemore

Printed Name

6/11/2025

Date

Brenda Mattison, President / Les Lindskov, Vice President / James (Jim) Roquemore,
Secretary/Treasurer