

Balance End of Meeting:

\$84,316.89*

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

IV. Water System Update / Water Meter Readings – The water system information was reviewed and discussed.

V. Unfinished Business

- a. Roads – crushed asphalt – Board members are looking for crushed asphalt for this year.
- b. Signs for entrances for the District – The Board is looking for ideas and costs for signs for the two entrances of the District. If anyone has any suggestions, please contact a Board member.
- c. PFAS Testing – Zeke Zebroski contacted Water Guy, and the District should be signed up for the testing.
- d. Jade Owls / Barn Owls - Letter that they are applying to convert a producing well to an injector well / within ½ mile radius of District well. There was discussion. Concerns were expressed, but no action was taken by the Board. This will be removed from the agenda.
- e. Director Election March 17, 2026 – Hipsag, Zebroski – The Board reviewed the ad and ballot. Troy Hipsag moved to approve the ballot to mail between February 20th and March 2nd and the following legal ad to run in the Gillette News-Record on March 3, 2026. Jeff Carter seconded. Motion carried unanimously.

**NOTICE OF DIRECTOR ELECTION
ROZET RANCHETTES IMPROVEMENT & SERVICE DISTRICT
CAMPBELL COUNTY, WYOMING**

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the Rozet Ranchettes Improvement & Service District for the purpose of electing two directors to serve four (4)-year terms on the Board of Directors. Candidates include Andrew TenBraak, Troy Hipsag, and Zeke Zebroski. Replacement ballots may be obtained from Cathey Consulting, LLC at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming (City Hall Mall / K2 Technologies Building - office entrance is on 4th Street across from Arrow Printing), or by calling Helenanne Cathey at 307-685-8235. An "Elector Affidavit" form will need to be completed in order to receive a replacement ballot. All mail ballots must be received by Rozet Ranchettes Improvement & Service District by mail at P.O. Box 3290, Gillette, Wyoming, 82717, by 5:00 p.m. on Tuesday, March 17, 2026, or at Cathey Consulting by 5:00 p.m. on Tuesday, March 17, 2026, to be valid. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 17, 2026, between 9:00 a.m. and 2:00 p.m.

Troy Hipsag, Secretary / Filing Officer
Rozet Ranchettes Improvement & Service District

VI. New Business

- a. A question was asked about garbage service for the homeowners in the District. Freedom Hills uses Kieffer Sanitation, and their cost is about half of what others pay individually. The District pays the bill, and every lot in the district has the same dumpster size. Troy Hipsag will talk to the garbage companies about what they would charge to provide either the roll out or the dumpsters for the 40 developed lots in the District.
- b. A memo was received from Water Guy explaining their rate increases in 2026 – labor rates increased January 1st, and the monthly fee will increase by 6% starting July 1st.
- c. Reggie Schrank recently moved into the District and explained that he has equipment and provides road work services. There was discussion on his services.

Adjournment – Zeke Zebroski moved to adjourn the meeting. Jeff Carter seconded. The meeting was adjourned at 5:03 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 10, 2026, 4:30 p.m. (Regular Meeting)

Other Upcoming Meetings:

2026 Meetings:

Tues., Mar. 10, 2026, 4:30 p.m. / Tues., May 12, 2026, 4:30 p.m.

Tues., July 14, 2026, 4:30 p.m. / Tues., Sept. 8, 2026, 4:30 p.m. / Tues., Nov. 10, 2026, 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:


Signature

Zeke Zebroski
Printed Name

3-10-26
Date


Signature

Jeff Carter
Printed Name

~~3-10-26~~ - 3-10-26
Date

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