

**SKYLINE IMPROVEMENT AND SERVICE DISTRICT
MINUTES OF BOARD MEETING
February 24, 2022**

A public meeting of the Directors of the Skyline Improvement and Service District was held on February 24, 2022 via Zoom.

Kurt Harland and Latham Jenkins constituting a quorum were present. Jim Lewis was absent. Homeowners attending were Warren Machol, Worthy & Maria Johnson, and Mike Minter.

Call to order

Kurt called the meeting to order at 4 pm.

2. Adoption of Agenda

Action: Kurt made a motion to approve the board agenda. Latham seconded, which passed 2-0.

3. Review and approve Board Minutes of 12/16/2021

Action: Latham made a motion to approve the minutes of 12/16/21. Kurt seconded.

Public comment:

Warren Machol commented: a) about lack of accuracy and transparency in the Minutes, b) road and water reserves are not listed in treasury report, c) his public comments in Resolution 7 were not accurate and d) he requested that his comments in his 2/24 email be included.

Following public comment, the motion to approve the minutes passed 2-0.

4. Correspondence received

Email from Warren Machol attached.

5. Public Comment on items not appearing on agenda

Warren Machol asked that board meetings be recorded.

6.Review Treasury Report as of 1/31/2022 and approve invoices for payment.

Latham reported that Skyline deposits in all accounts as of 1/31/22 were \$567,173.05 after netting out \$12,500 in refundable road damage deposits from homeowners constructing homes. The comparable figure as of 12/31/21, net of refundable deposits was \$558,187.04.

Latham read the below list of invoices as of 12 -31-21.

Clearwater Operations & Services	729.10
Evans Construction	5,151.67
Carl Brown	4,256.14
Hess D'Amours	2,092.50
Jim Lewis	12.15
Lower Valley Energy	168.94
Teton County Environmental Health	20.00
Teton Financial Consulting, Inc	<u>675.05</u>
Total	\$ 13,105.05

Action: Latham made a motion to ratify the payment of the invoices as of 12-31-21 totaling \$ 13,105.05.

Kurt seconded the motion, which passed 2-0.

Latham read the below list of invoices as of 1/31/22

Arbor Works	350.00
Clearwater Operations & Services	1609.41
Evans construction	5,151.67
Hess D'Amours	652.50
Lower Valley Energy	314.00
Teton County Environmental Health	20.00

Teton Financial Consulting, Inc	<u>1,102.80</u>
Total	\$ 9,200.38

Action: Latham made a motion to approve the invoices totaling \$9,200.38. Kurt seconded the motion which passed 2-0.

7. 2021 Annual Water Quality report on Skyline website

Kurt reported that the water quality continues to be good and the annual report along with Clearwater's notes are posted to the website.

8. Update on additional easement for Well #4

Kurt gave an update on the easement.

- As the ranch is under conservation easement with the Nature Conservancy, the landowner will be in communication with them.
- Hydrogeologic study will be conducted in the spring/summer by Nelson to locate the optimal location to drill the exploration well. Cost of study will be part of the WWDC's grant (75%) and Skyline's (2) shared costs.
- With the hydrogeologic data, the final easement is estimated to be completed by 12/31/22.
- Bids for drilling will go out Jan/Feb 2023.
- After bid awarded drilling expected to be completed by summer 2023.

9. Update on WWDC Grant documentation for Exploratory Well #4.

Kurt gave an update on the grant documentation:

- Contract signed 12/20/21 after legal review and we have 2-years to complete the exploration well (12/20/23).
- Grant is for \$176,250 which is 75% of total estimated cost of \$235,000. Skyline's 25% (\$58,950) will be funded from a borrowing from our Road Reserve, with repayment over 5-years, beginning FY 2023-24. If over 5 years, the annual amount per lot would be approximately \$131 plus interest.

Public comment: Warren Machol did not agree to move funds from road reserves to water.

10. Update on SLIB/DWSRF Water Meter loan application

Kurt provided an update:

-On Feb 3rd, the State Land and Investment Board approved Skyline's application for a \$145,000 remote read water meter loan. The repayment term of the loan is 20-years at a 0% rate if interest. Also approved was a 25% loan forgiveness (\$36,250). We have two years to complete the project from documentation finalization estimated June/July 2022.

11. Teton County exterior lighting guidelines-some complaints have been received.

Kurt reported that a few complaints have been received about excessively bright holiday tree lighting and which has extended well beyond the holiday period. Latham will be sending out to homeowners on list serve the county's exterior lighting guidelines. Complaints should be communicated to the Planning Department at 733-3959 and they will visit the property and assess compliance.

12. Approve Mountain Properties Management as new Skyline bookkeeper effective April 1, 2022.

Kurt said that as Skyline's activities are becoming more complex with plans to monitor and drawdown under a WWDC grant and a federally funded State Land and Investment board loan, we need a bookkeeping service which has more depth than a sole practitioner. This is prudent risk management. We checked with two Jackson based firms. Mountain Properties Management was able to take Skyline on. They handle roughly 46 HOA's and a Water and Sewer District. They will prepare the board minutes. They will start April 1st and their monthly charge will be \$2,250 per month, which annually be roughly \$5,000-\$6,000 more than we currently pay.

Action: Kurt made a motion to approve Mountain Properties Management as Skyline's bookkeeper effective April 1, 2022. Latham seconded the motion. Public comment: Warren Machol said that Carl Brown's study does not have this expense in contract services. Following public comment, the motion passed 2-0.

13. Adjournment

Kurt adjourned the meeting at 4:39 pm

Approved DocuSigned by:
Kurt Harland
Kurt Harland 1BBC74D3942A462...
Chairman

Approved DocuSigned by:
Latham Jenkins
Latham Jenkins 2A8CF35DBFFF414...
Vice Chair

On Feb 24, 2022, at 3:57 PM, Warren Machol <wlm.assoc@gmail.com> wrote:

Board

We, the members of the ISD, were asked to provide written questions to Carl Brown of great rates. Here is the message.

Resident Questions Needed for the Skyline Water Rate Study

Dear Skyline Residents,

Carl Brown will be zoom-attending the 12/16 board meeting to address submitted questions on the completed Skyline Water Rate Study, which has been posted on Skyline's website since October 22, under the Water Tab.

Please submit to info@skylineranchisd.com your questions by **5 pm Monday** December 13.

We will be forwarding to Carl, all questions received by then, so he has time to provide written responses ready for the board meeting.

Sincerely,
Kurt, Latham and Jim

Written responses were not provided to members who took the time requested before the meeting. No time was scheduled for Q&A so that questions could be asked of Carl.

The board keeps reshaping the rules and altering outcomes to suit the agenda of cost-shifting. The plan puts the cost of 40-year infrastructure projects and reserves build-up on current water users for the benefit of future member's use and benefit.

The goal of constantly reshaping rules to achieve a predetermined result undermines transparency and democratic (read fair and equitable) decision-making.

Warren Machol

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