

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF THE  
SKYLINE IMPROVEMENT AND SERVICE DISTRICT  
TETON COUNTY, WYOMING

The Directors of the Skyline Improvement and Service District met in regular meeting on **February 15, 2024**, in the Mountain Property Management Conference Room, located at 250 Veronica Lane, Jackson, Wyoming and via Zoom. The meeting was called to order at 4:00 p.m.

Directors present: Kurt Harland, Chair, Latham Jenkins (Zoom), Secretary, and Jamie Streater (Zoom), Treasurer.

**REVIEW AND APPROVE MINUTES OF January 18, 2023 (Video time: 03:07)**

A motion was made by Chair Harland and seconded by Treasurer Streater. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

**PUBLIC COMMENT (Video time: 00:03:35)**

Warren Machol regarding the new format of meeting minutes do not present the comments in content or enough detail.

**CHANGES TO THE AGENDA (Video time: 00:05:33)**

None noted

**ADOPT AGENDA (Video time: 00:05:42)**

A motion was made by Chair Harland to adopt the agenda. The motion was seconded by Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

**PUBLIC COMMENT OF ITEMS NOT APPEARING ON THE AGENDA (Video time: 00:06:08)**

Worthy Johnson regarding his previous requesting documentation on the expense split percentage for the road/water expenses, and requested this item be placed on the next agenda for vote on the allocation. He also requested a resolution on the return of their building plans and possible reimbursement if not located. Finally, he requested information on the well #4 budget vs. actual.

Warren Machol regarding obtaining a full accounting of the meter project, including a list of all members that were required to make plumbing changes to their homes. He notes that approximately 60 members have been required to add plumbing devices to their homes that should have been included in the meter project. He questions that the meter budget is significantly overbudget, by members being required to pay for their backflow preventers outside of the meter project. Asked for an update on the 25% grant for the meter project.

Derek Goodson regarding his understanding that the meter project was to just install the meters, and was not to include the backflow preventers, as this is a requirement of the district.

Warren Machol regarding the change in the meter budget totals from \$118,000 to \$145,000 to include the backflow preventers, as they provide additional protection for the water system.

John Willott regarding his email submission with question about the SBF Loan Application and the possible inaccurate information listed for water usage and the board's fiduciary responsibility to spend funds.

Derek Goodson regarding the need to be civil and for members to tone down their communication with District Board.

**CORRESPONDENCE (detailed correspondence – page 4) (Video time: 00:14:25)**

Warren Machol 1/22/2024 regarding the water system and sediment in his filter system and the need for accurate minutes.

Warren Machol 1/23/2024 regarding a request for the water rates for the last 6 years.

Worthy Johnson 1/23/2024 regarding a request for WY ISD Rules & Regulations.

Worthy Johnson 1/24/2024 regarding the need to date documents posted on the website.

Worthy Johnson 1/31/2024 requesting a vendor ledger for Hess D'Amours Krieger from 1/1/21 to present.

Megan Jenkins 2/1/2024 requesting site deposit refund.

Wyoming Department of Audit 1/31/2024 regarding Public Officer training.

Worthy Johnson 2/4/2024 requesting Nelson Engineering payment history 1/1/21 to present.

Warren Machol 2/4/2024 requesting Amendment #2 and noting link on website needs to be fixed.

David Burke 2/5/2024 regarding the need to have the roads sanded.

Worthy Johnson 2/9/2024 requesting confirmation address change has been completed.

Worthy Johnson 2/9/2024 regarding Public Meeting notification.

Warren Machol 2/11/2024 request to confirm accuracy of water production information in the email.

Warren Machol 2/12/2024 requesting documentation on the proposed water supply project.

Maria Johnson 2/12/2024 requesting website tracking information.

John Willott 2/13/2024 regarding the water supply project.

Michael Minter 2/15/2024 regarding funding for the water supply improvements.  
 Suzanne Lagerman 2/15/2024 providing information answering Michael Minter’s questions.

**REVIEW 7-MONTH NOVEMBER ACTUALS VS. FULL YEAR FY 2023-2024 BUDGET (Video time: 00:18:02)**

The January 31, 2024, Actuals vs. 2023-2024 Budget were reviewed by Leah Duke and Jamie Streator, on behalf of Treasurer Jamie Streator. Financials are being transitioned to GAAP vs. cash accounting.

**PUBLIC COMMENT (Video time: 00:30:26)**

John Willott regarding the need to have notations for what project’s Nelson Engineering has been worked on.

Warren Machol regarding Nelson Engineering bill 63524 and the need for more detailed descriptions.

**REVIEW OF JANUARY 31, 2024, TREASURY REPORT (Video time: 00:29:09)**

Operating Checking Account – FIB –	(\$23,226.23)
Operating Savings Account – FIB -	\$111,336.15
Operating Reserve Account – WGIF -	\$26,698.56
Road Reserve Account – FIB -	\$7,891.36
Road Reserve Account – WGIF -	\$477,017.95
Water Reserve Account – FIB -	\$14,172.38
Water Reserve Account – WGIF -	\$162,496.49
Well #4 – WGIF -	\$7,321.14

Total Cash on Hand as of 01/31/2024 \$783,707.80

**APPROVE PAYMENT OF INVOICES (Video time: 00:32:45)**

A motion was made by Chair Harland to approve the payment of \$35,194.88 of monthly bills and Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
2/1/2024	Mountain Property Management		Monthly Management	2/1/2024	\$3000.00
2/9/2024	Teton County Health Department	24-2126	water test 1/2/24	2/9/2024	\$20.00
2/9/2024	Teton Media Works, Inc.	361651	well#4 advertising	2/9/2024	\$103.50
2/9/2024	Megan & John Jenkins		refund Jenkins Deposit	2/9/2024	\$5000.00
2/9/2024	Clearwater Operations & Services	1942	monthly contract, meter read, clean path to pump house	2/9/2024	\$700.00
2/9/2024	Lower Valley Energy		acc#2945861001-003, 12/14-1/16	2/9/2024	\$351.08
2/9/2024	Westwood Curtis Construction Inc	35029	leak repair Dec 2023	2/9/2024	\$18899.72
2/9/2024	Nelson Engineering	63757	engineering through 1/20	2/9/2024	\$278.75
2/9/2024	Nelson Engineering	63758	engineering through 1/20	2/9/2024	\$837.50
3/1/2024	Evans Construction Company		contract payment 5/6	3/1/2024	\$6004.33
<b>Total for Skyline Improvement &amp; Service District</b>					<b>\$35194.88</b>
<b>Grand Total - both Pages</b>					<b>\$36,338.63</b>

Skyline Improvement & Service District - Well #4 Grant invoices					
Date	Vendor	Ref. No	Description	Due Date	Total
2/9/2024	Nelson Engineering	63655	Well #4 engineering	2/9/2024	\$1143.75
<b>Total for Skyline Improvement &amp; Service District - Well #4 Grant invoices</b>					<b>\$1143.75</b>
Total for Skyline Improvement & Service District-to be transferred from road reserve as part of intra-company loan					\$285.95
Total for WWDC - will be applied to prepayment from State					\$857.80
<b>Total Due</b>					<b>\$1143.75</b>

**METER READING – FREQUENCY DISCUSSION (Video time 00:34:30)**

Clearwater Operations will be contacted to obtain their cost to read the meters each time. The Board will use this information to determine the frequency. The new meters will provide accuracy in the readings and water usage charges, and it will be easier to obtain this information.

**PUBLIC COMMENT (Video time: 00:35:44)**

Derek Goodson regarding his experience at Spring Creek and their frequency of reading their meters and the information it provides.

Warren Machol regarding his understanding of the intent to read monthly or more based upon past discussions. But, he also conveyed that he thought the addition of the meters were to provide an administrative cost savings.

Derek Goodson regarding the administrative difficulties when meter reading information is not submitted, it is difficult to manage the billing process. He conveyed it will never be a cost saving.

Worthy Johnson regarding the process for how the meter readings are transferred to the District. Is it automatically downloaded to a computer or does the information have to be manually entered?

Warren Machol regarding his disagreement of Derek Goodson's comments that some member's input is unimportant and not factual. One of the outcomes of the WWDC Report was that 38% of unread pumped water. That was the reason the meter project was initiated. The conclusion is that we have billed for 98.7% of water pumped in the past three years, with the meters that were just replaced.

**CHIP SEAL DISCUSSION AND VOTE (Video time: 00:44:54)**

A motion was made by Chair Harland to adopt the agenda. The motion was seconded by Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

Bob Norton spoke to the purpose of sealing the roads (cracks and seal coat) is to extend the life of the paved road. If not sealed on a regular basis, every 6-7 years, will deteriorate faster, resulting in the accelerated need to do an overlay. It is needed maintenance.

**PUBLIC COMMENT (Video time: 00:49:02)**

Worthy Johnson regarding the last time a chip seal was completed, 2016. Questioned the need to have Nelson Engineering prepare a bid book and incur that additional expense.

**AUDIT UPDATE (Video time: 00:51:23)**

Treasurer Streator noted that the final report is expected to be received and voted upon during the next monthly board meeting.

**LOT 3-20 BARN METER INSTALLATION AND DISCUSSION (Video time: 00:52:20)**

Chair Harland noted that there are many variables that this Board and future Boards may need to consider when determining water usage fees now and in the future. The ability for the elected officials to make changes needs to be left open, to allow them to make decisions based upon the member's needs.

Treasurer Streator noted the Board is elected to use their best judgement and do what the members ask of them. Members questioning every decision the Board makes is difficult. If a member disagrees with a Board decision, they can join the Board through the election process. The Board is making decisions to move forward with projects that are needed in the community.

**PUBLIC COMMENT:**

Warren Machol regarding his refusal to allow access is due to the past Board potentially changing the parameters on how the meter project debt service may be charged to each lot from what has been paid over the past two years by members. If the Board can codify the loan term is 20 years, that the members have paid in for 2 years and they will only be required to pay for another 18 years, he will allow the Board to change the meter in his barn.

Derek Goodson regarding his support of Chair Harland and Treasurer Streator's comments. He encouraged the Board to shut the water off to the barn in question if the property owner doesn't allow access for the new meter to be installed.

Warren Machol regarding future ARU's and how they will be deemed a second lot and assessed as such. His home is one of 10 lots that has been grandfathered in under the current structure. He doesn't want to change the Board's capacity. But, the Board must maintain what is discussed in Public Meetings.

**MAILBOX CLAIM (Video time: 01:03:12)**

Chair Harland is working with Geico and the owner that damaged the mailboxes to get the cost reimbursed to the District, including the cost to paint the mailbox structure.

**PUBLIC MEETING ANNOUCEMENT – THURSDAY, MARCH 14, 2024 AT 5:30 P.M. (Video time: 01:03:40)**

**NEXT BOARD MEETING – THURSDAY, MARCH 21, 2024 (Video time: 01:03:57)**

**ADJOURN (Video Time: 01:04:01)**

A motion was made by Chair Harland and seconded by Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried. The meeting was adjourned at 5:00 p.m.

Approved

Approved

  
Kurt Harland (Apr 6, 2024 03:27 MDT)

  
Latham Jenkins (Apr 6, 2024 08:11 MDT)

Kurt Harland  
Chairman

Latham Jenkins  
Secretary

**CORRESPONDENCE RECEIVED:**

**From:** Warren Machol <wlm.assoc@gmail.com>  
**Sent:** Monday, January 22, 2024 1:16 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** Jamie Streater <jstreater58@gmail.com>; Kurt Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>  
**Subject:** Re: Information for todays board meeting

Wendy,

As you know, I asked about the one-year 2020-2021 water use, which was much higher.

Although I requested confirmation of the purchase of what ClearWater called the " Jessy," you pulled up ClearWater's notes. I was unaware of the notes and had never previously seen them, even though they were about my Barn. The notes from Clearwater bring forth why accurate minutes and notes are essential so that those without institutional memory can recover the historical record. (does explain 1300 of the extra gallons; what is not listed is the extra run due to clear water error; details available if requested)

To paraphrase, the Clearwater notes stated - "on the first test, the filter is filled with sediment." It does not say the filter was filled from sediment in the ISD system and water lines because the Barn is the High point of the system. The suggestion that the Barn needs to run more water to clean out (filter out) the ISD communal water system lines\*\* is comical; however, it shows the Board's disregard for not yet installing filtering before water distribution to provide clean water to all members.

Some may need to be reminded why these expenses to repair the Barn and test for sediment were incurred. Here is a link to one of several [videos](#) of the barn water system being used as the water system's pressure release valve\*\*. ( will be eye-opening to those that do not recall)

**\*\* High point in the water system**

The video shows the outside hose bib with air being released caused by build-up from the ISD water system, which a master plumber estimated to be 100 mph. The Internal damages to the Barn were significant. ( backflow preventer, toilet valves, water heater (for 3rd time)) The ISD covered some of the costs; the remaining were left for me to pay for a third time.

**Back to the topic:**

This trip down memory lane is a good exercise of institutional memory but is a distraction from what was asked for.

How much water does the Barn use?

I appreciate you providing the data for the last five years (listed below).

**Request:** As the budgets do not list the price charged for water each year ( taxes assessed on water users), could you provide the price charged for the fiscal years 2017 - 2023?

Good analytics will create good decisions based on facts.

Note: We are still waiting for the Board to determine if retroactive changes will be made to debt repayment among members. (cost shifting) To decide on the Board's access to our Barn,

All the best

Warren

**Barn Usage**

2019-2020 - 244

2020-2021 - 2333

2021-2022 – 478

2022-2023 - 885

May to Dec 23 - 118 gallons

**WLM Associates**

500 NW Ridge Rd  
Jackson WY 83001

307 734 1920 (o)

917 455 7470 (c)

On Mon, Jan 22, 2024 at 11:07 AM Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)> wrote:

Warren,

Here are Clearwater Operation's notes from 2021:

We set up the filter and meter apparatus, "Jesse," at the hose bib on the barn at 500 N West Ridge and ran roughly 800 gallons through it. We noticed significant discoloration in the filter almost immediately. We then changed the filter and ran an additional 500 gallons through it and it was completely uncolored, and looked almost new.

We ran the same test at the yard hydrant at the tank house (575 N West Ridge) and at 600 N West Ridge, which is the next tap down the line from 500 N West Ridge. Both times, the filters were colorless after roughly 800 gallons.

The plumbing at 500 N West Ridge Rd. is not used frequently, and this has allowed a buildup of sediment over time in the pipes. Once we flushed the pipes at the barn, the water was running clearly. It is my suggestion that the homeowner occasionally flush the toilets and run the water to draw fresh water into the pipes and flush out any residual sediment.

Wendy Meyring  
PO Box 2228  
250 Veronica Lane  
Jackson, WY 83001  
307-733-1684 x. 101  
License #3335

[www.MountainPropertyManagement.com](http://www.MountainPropertyManagement.com)

**From:** Warren Machol <[wlm.assoc@gmail.com](mailto:wlm.assoc@gmail.com)>

**Sent:** Tuesday, January 23, 2024 11:24 AM

**To:** Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>

**Cc:** Jamie Streator <[jstreator58@gmail.com](mailto:jstreator58@gmail.com)>; Kurt Harland <[thekurtharland@gmail.com](mailto:thekurtharland@gmail.com)>; Latham Jenkins <[latham@livewaterproperties.com](mailto:latham@livewaterproperties.com)>

**Subject:** Re: Information for today's board meeting

Wendy,

I reviewed the information you sent late yesterday. You provided what was billed for the water for each of the last six years at the Barn. It is interesting that the annual modification in some years appears to be larger than the usage. Does point to the Rube Goldberg process Jim Lewis created instead of just billing in arrears.

What would be helpful is to have the water billing rate for water for each of the last 6 years. Here is the original request:

**Request:** As the annual budgets do not list the price charged for water each year (taxes assessed on water users), could you provide the price charged for the fiscal years 2017 - 2023?

All the best

Warren

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**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Sent:** Tuesday, January 23, 2024 4:11 PM

**To:** Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>

**Subject:** WY Statute for ISDs

**Importance:** High

Wendy, can you please email me the URL for the WY ISD Rules & Regulations?

Thank you in advance,



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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Wednesday, January 24, 2024 6:29 PM  
**To:** wendy@mpmjh.com; office@skylineranchisd.com  
**Cc:** mariajohnson53@gmail.com  
**Subject:** REQUIRED DATING OF ALL DOCUMENTS ON THE SRISD WEBSITE  
**Importance:** High

BOARD & WENDY,

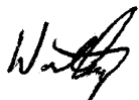
Numerous documents posted on the website are undated.

The 2 attached above are examples that have been totally revised/rewritten within the last 3 years and 3 months, respectively.

Accordingly, these credentials whether Rules, Regulations, etc. must be dated for documentation purposes.

Kindly review all on the website and put dates as to when approved for clarity and legal purposes.

Thank you,



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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Wednesday, January 31, 2024 4:42 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** Leah Duke <leah@mpmjh.com>; mariajohnson53@gmail.com  
**Subject:** Hess, D'Amours & Krieger-Approved Payments to  
**Importance:** High

Hi Team MPM,

I am also looking for a list starting On 1 Jan 2021 of all:

**Payments to Hess, D'Amours & Krieger**

Thank you,



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**From:** Megan Jenkins <megkjenkins@gmail.com>  
**Sent:** Thursday, February 1, 2024 11:42 AM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** Latham Jenkins <latham@circ.biz>  
**Subject:** Jenkins refund from ISD?

Hi Wendy,

We recently completed an addition over our garage and going through bills remembered the we paid a \$5000 deposit to the Skyline ISD for an potential damage, etc.

Do you know how we go about getting that refunded now that the project is complete and we have our CO?

Appreciate your help.

Best,

Megan & Latham

Megan Jenkins  
307-690-8256  
[megkjenkins@gmail.com](mailto:megkjenkins@gmail.com)

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**From:** [stacey.zurell@wyo.gov](mailto:stacey.zurell@wyo.gov) <[stacey.zurell@wyo.gov](mailto:stacey.zurell@wyo.gov)> on behalf of DOA PFD-WEB <[doa-pfd-web@wyo.gov](mailto:doa-pfd-web@wyo.gov)>  
**Sent:** Wednesday, January 31, 2024 5:57:28 PM  
**Subject:** Department of Audit Self-Paced Public Officer Training Course

This self-paced course was developed to accommodate public officers by providing a flexible option to meet the training requirements set forth in W.S. 9-1-510.

To participate in this self-paced course, there is no requirement to pre-register. The online exam is designed to obtain a student's information. A student completes the course and receives credit when the student passes the online exam.

Materials, Video, and Exam Questions can be found on our website at: <https://audit.wyo.gov/public-funds/training-public-officer>

If you have any questions or concerns, please feel free to contact us at Phone: 307-777-7799 or Email: [doa-pfd-web@wyo.gov](mailto:doa-pfd-web@wyo.gov)

Sincerely,

Stacey Zurell  
Wyoming Department of Audit  
Public Funds Division  
307-777-7799  
[DOA Public Funds Home Page](#)

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**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>  
**Date:** Sunday, February 4, 2024 at 7:27 AM  
**To:** Leah Duke <[leah@mpmjh.com](mailto:leah@mpmjh.com)>  
**Cc:** [mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com) <[mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com)>, Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>  
**Subject:** RE:Nelson Engineering-Approved Payments to

Again, thank you Leah.

Would you also pull from QB, the 1.1.2021 on Payments to Nelson Engineering.

Much appreciated.



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**From:** Warren Machol <[wlm.assoc@gmail.com](mailto:wlm.assoc@gmail.com)>  
**Sent:** Sunday, February 4, 2024 12:44 PM  
**To:** Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>  
**Subject:** link for 2019 -2020 Amendment #2

Wendy,  
Please provide Amendment #2 and fix the link on the website.

All the best

Warren

**WLM Associates**  
500 NW Ridge Rd  
Jackson WY 83001  
307 734 1920 (o)  
917 455 7470 (c)

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-----Original Message-----

From: David Burke <davidaburke@me.com>

Sent: Monday, February 5, 2024 2:54 PM

To: Wendy Meyring <wendy@mpmjh.com>; Kurt Harland <kurt@bhhsjacksonhole.com>

Subject: Meadowlark plowing

My wife just went out for school pick-up and it seems our road isn't getting the same frequency of plowing / sanding today that the rest of the ISD is receiving.

Any idea on why?

Thanks,  
David

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

**Sent:** Friday, February 9, 2024 7:55 AM

**To:** wendy@mpmjh.com; Leah Duke <leah@mpmjh.com>; office@skylineranchisd.com

**Cc:** mariajohnson53@gmail.com

**Subject:** HOMEOWNER CONTACT LIST for Water Meter Project.....

**Importance:** High

Wendy/Leah.....you still have our old mailing address of various lists....

3-29	355 N MEADOWLARK ROAD	1566649364	Boardwalk Real Estate
3-30	500 N MEADOWLARK ROAD PO Box 30000 PMB 412 Jackson, WY 83002	1569393418	Maria and Worthington Johnson
3-31	455 N MEADOWLARK ROAD	1574477414	Tracy and Timothy Jacobson
3-32	600 N MEADOWLARK ROAD	1575401566	Susan E. Dong/Arne Johanson

Kindly confirm you have changed it.... 500 N. Meadowlark Rd, 83001

Thank you,



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**From:** Maria Johnson <mariajohnson53@gmail.com>

**Sent:** Friday, February 09, 2024 8:44 AM

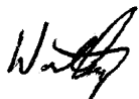
**To:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

**Subject:** Fwd: Skyline Ranch - Public Meeting for Water Supply & Storage System Improvement Project

Hi Wendy.....I never received this communication. Maria did. The address from whence it came is foreign to most.

Also, the **URL** below is non-operative. Please resend so we can see what the Board is budgeting, etc.

Thank you.



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**From:** Warren Machol <wlm.assoc@gmail.com>

**Sent:** Sunday, February 11, 2024 2:19 PM

**To:** Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Latham Jenkins <latham@livewaterproperties.com>; Kurt Harland <thekurtharland@gmail.com>; Jamie Streator <jstreator58@gmail.com>

**Subject:** Confirmation of accuracy

Wendy,

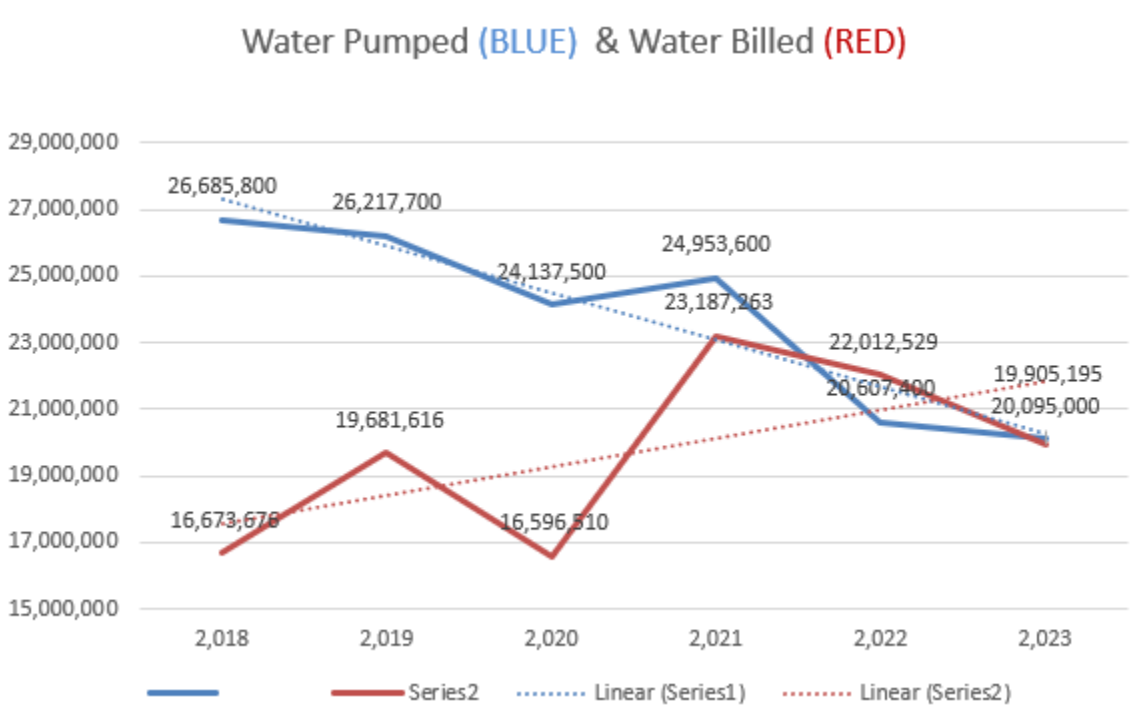
Please confirm by email prior to the scheduled ISD board meeting on Thursday, 2/15, the following items:



- The numbers presented in item #1, **Chart**, and item #2, **Data Table**, are correct and accurate based on all current information known by the ISD.

#1 Chart

The ISD Water Production & The Sales of Water by Skyline ISD



Specifically:

- 1) That water produced has decreased by 24.7% in the past six years
- 2) The ISD has Billed members for over 99.1% of the water produced in the last three years.

#2 Data Table

Water provided to Machol Barn and Revenue collected by ISD in the last five years is accurate, authentic, and correct.

Barn Water Usage

Gallons used per year	Price per 1000 gallons	Actual amount Billed for water (corrected)	Numbers from Wendy		
			Actual paid @ barn	Cost for 1000/ gallons	Actual Amount
	\$ 1.40	\$ 2.57	2017-2018 - \$2.57	2017-2018 - \$1.40/1000	
	\$ 1.40	\$ 0.30	2018-2019 - \$0.30	2018-2019 - \$1.40/1000	
244	\$ 1.30	\$ 0.31	2019-2020 - \$0.31	2019-2020 - \$1.30/1000	2019-2020 - 244
2,333 Note 1	\$ 1.40	\$ 0.37	2020-2021 - \$0.37	2020-2021 - \$1.40/1000	2020-2021 - 2333
478	\$ 1.70	\$ 3.07	2021-2022 - \$3.07	2021-2022 - \$1.70/1000	2021-2022 - 478
885	\$ 2.60	\$ 1.16	2022-2023 - \$1.16	2022-2023 - \$2.60/1000	2022-2023 - 885
236 Note 2	2.6 **	\$ 0.61		** not yet set	May to Dec 23 - 118 gallons
4,176 Gallons	Last 5 years only	\$ 5.52 Total			

Note 1 Testing done by clear water + 1800 gallons, due to Water system pressure release failure that caused Barn plumbing damages  
 Note 2 To be conservative doubled actual 8 month reading

Specifically:

1. Water Revenue earned from the Barn has, on average, **\$1.1/ year**, including billing the Machols for 1800 gallons of ISD water testing.
2. At the direction of Bob Norton, the ISD purchased a \$650 water meter to collect data to earn \$1.1/ year remotely.

Three other meter project-related questions:

1. Please provide the number of ISD members required to modify interior plumbing, including installing Backflow preventers (double-check valves on their meter lines. (if two meters, please note)
  - o Were the plumbing modifications required by the ISD board changing and amendments of Article V of the Skyline water regulation?
2. Please provide the number of ISD members requiring no interior plumbing modifications.

3. How many ISD members have yet to change their plumbing as of February 1, 2024? (or most recent data available, provide date)
4. How many ISD members have two water meters the ISD billed for water in 2022? In 2023?

Thank you so much for your help in confirming these items before the February board meeting.

All the best

Warren

**WLM Associates**

500 NW Ridge Rd  
Jackson WY 83001  
307 734 1920 (o)  
917 455 7470 (c)

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**From:** Warren Machol <wlm.assoc@gmail.com>

**Sent:** Monday, February 12, 2024 10:36 AM

**To:** Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>

**Subject:** Re: Skyline Ranch - Public Meeting for Water Supply & Storage System Improvement Project

Wendy,

I have held off writing as I understand you have been out of town.

Please send me the documents referred to in the February 5 notice the ISD intends to spend \$1,400,000 on water infrastructure.

The hyperlink in the notice has not been working. (Just so you know, I clicked the link referenced, and this is the message I received is below. )

Please include:

- The preliminary design.
- The alternatives considered.
- The preliminary cost estimate.
- The budget.
- The project timeline.
- The Calculations to arrive at the Maximum of 618.05/lot/year.

I would appreciate having the documents today so they can be reviewed before the Scheduled ISD board meeting this Thursday, 2/15/24.

I suggest you provide the same document to all community members so that the information is widely disseminated.



## PAGE NOT FOUND

We looked everywhere for this page.

Are you sure the website URL is correct?

Get in touch with the site owner.

[Go Back Home](#)

All the best

Warren

**WLM Associates**

500 NW Ridge Rd

Jackson WY 83001

307 734 1920 (o)

917 455 7470 (c)

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**From:** Maria Johnson <[mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com)>

**Date:** Monday, February 12, 2024 at 10:27 AM

**To:** Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>

**Subject:** ISD web site

Good morning Wendy,

Wondering if you can track how many hits the ISD web site gets.....by week, by month?

Would the hits also include those who attend the monthly board meetings by zoom?

Just curious.

Thanks, Maria

Maria J. Johnson

307.203.2600 WY

941.964.7526 FL

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**From:** john willott <[jawillott@gmail.com](mailto:jawillott@gmail.com)>

**Sent:** Tuesday, February 13, 2024 5:09 PM

**To:** Kurt J. Harland <[thekurtharland@gmail.com](mailto:thekurtharland@gmail.com)>; David Latham <[dlatham@budsbenz.com](mailto:dlatham@budsbenz.com)>; Jamie Streator <[jstreator58@gmail.com](mailto:jstreator58@gmail.com)>; Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>

**Subject:** Funding for further water supply improvements

Wendy, Please add this to the Thursday Board meeting correspondence

Dear Kurt, Latham, Jamie & the Skyline community,

It has been a while since I wrote, as I have had family distractions. The email last evening from Wendy Meyring prompted me to question why Skyline ISD is pushing forward without reevaluation of the WWDC II report that the Board is using to guide the water system changes.

The data and assumptions used in the WWDC II report was written using data before 2021 with large growth assumptions on future water demands. These demand growth assumptions are being used to rationalize these decisions. The data and assumptions used need to be updated and vetted before proceeding.

For those that do not know me, I am a trained geologist that worked 32 years at Exxon Mobil with my final job was VP of Production Geoscience. In that job, I have evaluated, proposed, and drilled hundreds of oil, gas and water wells and have substantial experience and knowledge in well design, fluid distribution systems and fluid dynamics. I am also the past president of the Geologist of Jackson Hole that has given technical talks on how the earth works at the library monthly since 2008.

In my previous emails to you and at ISD board meetings, I made it clear that I was against drilling the well last year because it was unnecessary and risked contamination being capped. We recently learned that well #4, drilled for \$195,000, has contamination issues. That has yet to be resolved.

I want to thank Wendy for the community email last evening. In the email, under "Public Meeting" you will see "Water Supply Project -SRF Application." If you click this link you will find the SFR Application prepared by Nelson Engineering. This 83-page document is an application to borrow \$995,000 for water infrastructure. It also mentions that Skyline is expecting \$448,000 in grants. Making the total project budget \$1,403,000. This is an expenditure that we all need to understand and vote on.

The report goes into detail about Skyline ISD finances, but does did not cover many important items, such as:

- The preliminary design.
- The alternatives considered and their cost.
- The budget breakdown.

- The project timeline.
- The calculations to arrive at the maximum per lot charge of \$618.05/lot/year.

I would also like to know why the Board did not instruct the Nelson Engineering to use the most recent water usage data to determine the need for what appears to be a bloated project? Further expenditures **may not be needed** if the trend in water usage is correct.

**On page 63 of the Nelson Engineering, the letter has a table: Technical Capacity Items.** (Attached)

These data points are the only reasons the Nelson letter listed to conclude why we need to spend \$1.4 million on infrastructure. As will become apparent, the data is inaccurate, and the growth conclusion is inconsistent with the recent trends.

- Line item 59 – *Do you know your estimated average daily demand?*
  - Nelson GPD = 63,500 GPD      **Actual 54,795 GPD**
  - Variance 15.8% Gallons per day (GPD) pumped
- Line item 60 – *Do you know your maximum daily demand?*
  - Nelson Max GPD Day =262,200    **Actual 197,571 7/25/23**
  - Variance 32.7% less Max daily use
- Line item 61 – *Do you know the maximum amount you can deliver from your source?*
  - 381,000 Maximum Gallons @ 45 psi
    - The limit is caused by the constriction of pipe from the valley floor to the pump house, not the wells' capacity.
    - The limit of 45 psi is artificial and could be increased by adding pressure reduction on top of N Westridge.
- Line item 65 - *Please indicate if demand is growing, declining, or stable*
  - Nelson answer = Growing      **Actual Declining**
    - Actual demand is declining the last three years.
    - 99% of the water pumped is billed for -- few leaks.

The lack of correct data and reasonable assumptions calls the entire report conclusions in to question.

Are you willing to approve spending \$1.4 million dollars for work that is not justified and not needed?

We were told that the new water meters are needed and would lonely cost \$83/year. We now know that we are billing 99% of the water pumped using the old water meters, and many of us have been charged additional costs for the meters.

It is time to stop the funding of unneeded projects and start building reserves to replace our 50-year-old water distribution lines.

**The Technical Portion of Your System**

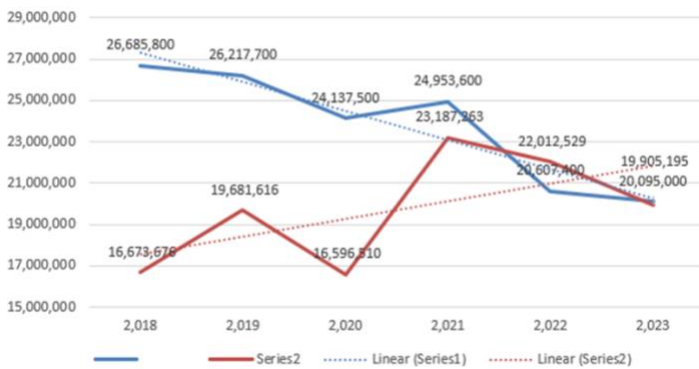
This portion applies to all new or modified community and non-community water systems, all existing systems that have an enforcement targeting tool (ETT) score of 11 or greater, systems triggered by the State's priority system for technical, managerial, and financial (TMF) capacity, discovered systems, and other reasons as determined by the State. This section must be completed by individuals responsible for the management of the facility, e.g. Public Works Directors, City Engineers, council or board members, owners, etc. *Please answer every question by selecting Yes, No, or Unknown. Please select NA when questions or sections do not apply to your system. If additional space is needed, please attach additional sheets, and include the question number on each new sheet.*

**Existing Water Systems:** You may either complete the questions in this section, through 125, or provide a copy of your most recent sanitary survey along with an action plan and schedule to address any deficiencies identified by the Environmental Protection Agency (EPA) during the sanitary survey.

**New Water Systems:** You must complete all of the questions in this section, through 125.

Technical Capacity Items				
Water Supply and Existing Demands	Yes	No	Unknown	NA
59. Do you know your estimated average daily demand? <i>Amount in gallons per day (gpd) or millions of gallons per day (mgd):</i> 63,500 gpd	X			
60. Do you know your maximum daily demand? <i>Amount in gallons per day (gpd) or millions of gallons per day (mgd):</i> 262,200 gpd (183 gpm)	X			
61. Do you know the maximum amount of water you can deliver from your source? <i>Amount in gallons per day (gpd) or millions of gallons per day (mgd):</i> 381,600 gpd at minimum system pressure of 45 psi	X			
62. Is your source capacity higher than your maximum daily demand? <i>Percentage higher or lower than your maximum daily demand:</i> 45%	X			
63. Can you meet peak demand without pumping at peak capacity for extended periods?		X		
64. Do you have an Emergency Response Plan (ERP) that will allow you to meet system demand during a drought or shortage, such as the loss of the largest source? If yes, please attach.	X			
Water Demand				
Water Demand	Yes	No	Unknown	NA
65. Do you know whether your system demands will be growing, declining or remaining stable over the next ten years? <i>If yes, please indicate below whether growing, declining, or stable.</i> Growing	X			
66. Does your source have additional water available for appropriation?	X			
67. If you have large commercial, industrial, or irrigation users, do you know their long-term plans and understand their needs?				X
Purchased Water				
Purchased Water	Yes	No	Unknown	NA
68. If you purchase water from another system or a wholesaler, do you know their long-term plans?				X
69. Do you have a contract to purchase water? <i>If yes, with whom?</i>		X		
70. Do you know the terms affecting your supply during drought conditions?				X
Competing Uses of Water				
Competing Uses of Water	Yes	No	Unknown	NA
71. Do you know who the other users are and do you understand their future plans?				X
72. Do you fully understand your legal rights to the water?	X			
73. Do you have a water right?	X			

Water Pumped (BLUE) & Water Billed (RED)



John Willott

**From:** michael minter <michaelminter1950@gmail.com>

**Sent:** Thursday, February 15, 2024 11:03 AM

**To:** thekurtharland@gmail.com; dlatham@budsbenz.com; jstreator58@gmail.com; wendy@mpmjh.com

**Subject:** Fwd: Funding for further water supply improvements

1)The meeting notice indicates that the loan interest rate will be 1.5%. Page 8 of the application indicates that it will be 2.5%.Why different?

2) Page 9. Annual water revenue stated as 23,675,428 gallons producing \$45,660 of revenue. Using \$2.60/1000 gallons produces \$61,556 of revenues.

M. Minter

**From:** Suzanne Lagerman <slagerman@nelsonengineering.net>

**Sent:** Thursday, February 15, 2024 11:54 AM

**To:** Wendy Meyring <wendy@mpmjh.com>

**Cc:** Kurt Harland <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>; Streator, Jamie <Jamie.Streator@cowen.com>; Leah Duke <leah@mpmjh.com>

**Subject:** RE: Water Loan Application

Hi Wendy,

I hope I can answer these questions to Mike's satisfaction.

What Mike is referring to on Page 8 is part of the application form itself, and yes, it reads "(Core Program 2.5% Interest)". In previous years, the core program interest rate was 2.5%. Currently OSLI's standard or worst-case interest rate is 1.5%. None of the loan terms coming out of the office include 2.5% interest at this time. Please note that the interest rate is dependent on the amount of principal forgiveness that is available. If less principal forgiveness is available, we may be offered a lower interest rate (1% or 0.5%) to compensate for that.

I agree that the gallons/revenue data is confusing: \$45,660 is the figure from the current budget, see below, so we wanted that figure to match what is in the budget so that the OSLI accountants are not confused. My understanding is that 23,675,428 gallons of water were billed this last budget, and records indicate that \$51,736 was billed. The \$45,660 figure includes credit from previous years.

### Final Budget

Skyline Improvement & Service District  
 NAME OF DISTRICT/BOARD

FYE 6/30/2024

**PROPERTY TAXES AND ASSESSMENTS**

	DOA Chart of Accounts	2021-2022 Actual	2022-2023 Estimated	2023-2024 Proposed	Final Approval	
R-1	<b>Property Taxes and Assessments Received</b>					
R-1.1	<b>Tax Levy (From the County Treasurer)</b>	4001	\$157,417	\$213,181	\$191,030	\$204,861
R-1.2	Other County Support (see note on the right)	4005	\$44,471	\$57,943	\$51,168	\$45,660

Hope that helps,

Suzanne

**Suzanne Lagerman**

Project Engineer  
 Nelson Engineering  
 P.O. Box 1599  
 Jackson, WY 83001  
 307-733-2087 ext 143











# Skyline Minutes 2-15-24

Final Audit Report

2024-04-06

Created:	2024-03-22
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7C1e9_arwFVhnCblgo72RyjEemVbnDG2

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-  Document created by Mountain Property Management (info@mpmjh.com)  
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-  Document emailed to Kurt Harland (kurt@bhhsjacksonhole.com) for signature  
2024-03-22 - 7:18:25 PM GMT
-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)  
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-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)  
2024-04-05 - 3:56:34 AM GMT- IP address: 66.102.6.7
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-  Document emailed to Latham Jenkins (latham@livewaterproperties.com) for signature  
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-  Agreement completed.  
2024-04-06 - 2:11:00 PM GMT