

**SKYLINE IMPROVEMENT AND SERVICE DISTRICT
MINUTES OF BOARD MEETING
December 16, 2021**

A public meeting of the Directors of the Skyline Improvement and Service District was held on December 16, 2021 via Zoom.

Kurt Harland, Latham Jenkins and Jim Lewis constituting a quorum were present. Homeowners attending were Corbin McNeil, Derek Goodson, Bill Schwartz, Worthy Johnson, Bob Norton, Carol McCain, Jeff Anderson, John Willott, Mike Minter, Warren Machol, and Will Garson.

Call to order

Kurt called the meeting to order at 4:03 pm and introduced the guest speaker, Carl Brown.

1. Guest Speaker- Carl Brown- Skyline Water Rate Study

The recorded presentation has been uploaded to the Skyline website, under the Water Reports tab as well as Mr. Brown's 12-20-21 letter addressing some of the submitted questions.

2. Adoption of Agenda

Action: Kurt made a motion to approve the agenda. Latham seconded, which passed 3-0.

3. Review and approve Board Minutes of 11/18/2021

Action: Latham made a motion to approve the minutes of 11/18/21. Kurt seconded.

Public comment:

-Worthy Johnson made reference to a comment raised at the meeting about weather funds could be “moved” from road reserves to water. Jim said they could.

-John Willott also commented that he recalled the comment and Jim’s affirmative response.

-Jim responded that the question and his reply is addressed in item #8 of the minutes.

Following public comment, the motion to approve the minutes passed 3-0

4. Correspondence received

Email from Mike Minter attached

5. Public Comment on items not appearing on agenda

-John Willott commented that he did not know that the ISD had never been indebted and recommended it be put to a homeowner vote.

6. Review Treasury Report as of 11/30/2021 and approve invoices for payment.

Jim reported that Skyline deposits in all accounts as of 11/30/21 were \$518,363.66 and \$505,863.66 after netting out \$12,500 in refundable road damage deposits from homeowners constructing homes. The comparable figure as of October 31 , net of refundable deposits was \$478,835.35.

The list of invoices below bas of 11-30-21 were reviewed by the Board for approval:

Clearwater Operations & Services	740.00
Evans Construction	5,151.67
Lower Valley Energy	142.12
Nelson Engineering	1,911.25
Teton County Environmental Health	20.00

Teton Financial Consulting, Inc	1,776.75
Wyoming Assoc of Rural Water Systems	<u>450.00</u>
Total	\$ 10,191.79

Action: Jim made a motion to approve the current invoices as of 11-30-21 totaling \$ 10,191.79. Latham seconded the motion and the motion passed 3-0.

7. Motion to approve resolution #2021-5 of the Skyline Improvement and Service District to sign a contract with the WWDC for Well #4 Exploration Grant.

Jim read the following board resolution into the minutes:

**RESOLUTION #2021-5 OF THE BOARD OF DIRECTORS
OF THE SKYLINE IMPROVEMENT AND SERVICE DISTRICT
TO APPROVE WELL #4 EXPLORATION GRANT**

The undersigned members of the Board of Directors (the "Board") of the Skyline Ranch Improvement and Service District (the "District") hereby adopt the following resolution to authorize a groundwater exploration grant with the Wyoming Water Development Commission (the "WWDC") to ascertain the location for Well #4.

WHEREAS, the District is authorized to acquire, construct, operate and maintain improvements of local necessity and convenience;

WHEREAS, the District desires to enter into a groundwater exploration contract with a drilling company to locate a new well to increase supply capability, provide added water system redundancy, and come into compliance with current Wyoming Department of Environmental Quality regulations;

WHEREAS, Wyo. Stat. § 18-12-112(a)(iii) authorizes the District to enter into such contracts;


WHEREAS, Wyo. Stat § 18-12-112(a)(iv) allows the District to accept from any public or private source grants for furtherance of its purposes; and

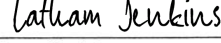
WHEREAS, the WWDC has approved a groundwater exploration grant agreement to fund seventy-five percent (75%) of that Contract.

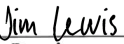
NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The District is hereby authorized to enter into the groundwater exploration grant (the "Grant") with the WWDC for the siting of Well #4, subject to legal counsel review.
2. The Grant shall set forth the terms and conditions by which the contractor shall conduct water exploration drilling. Payment for these services shall be shared between the WWDC and the ISD. The WWDC shall pay for seventy-five percent (75%) of all costs accrued under the Grant, while the ISD shall pay for twenty-five percent (25%) of these costs.

Dated this 16 day of December, 2021.

DocuSigned by:

 Kurt Harland 3942A462...

DocuSigned by:

 Latham Jenkins FB40E...

DocuSigned by:

 Jim Lewis 3FD5497217A344C...

Following the reading, Kurt made a motion to approve the resolution, Latham seconded.

Public comment:

-John Willott asked what this involves. Jim replied it would result in a drilled well, with verified flow, and capped.

-Warren Machol disagreed with the level of water supply Skyline needs stating that the WWDC report indicated a possible 4-week period where irrigation would have to be restricted if one well failed.

-Derek Goodson commended the board saying he had no issue to do the exploratory well as the cost is 75% subsidized by a WWDC grant. He supports the board's decision.

Action: Following public comment Kurt called for a vote on the motion to approve the resolution, which passed 3-0.

8. Update on Easement

Jim reported that he's communicated with the landowners and they are in agreement with an easement but are awaiting feedback from their family counsel on the existing two easements.

-John Willott asked that the easement be finalized first before signing any contract. Jim said no drilling would occur until an easement is finalized.

-Warren Machol asked about the cost of the easement.

-Derek Goodsen stated that the process is to know you have the money to spend before you can get estimates. Once the estimates are received, we will know what the costs will be.

9. Motion to approve 10 board meetings for calendar year 2022, all months except January and December 2022. All meetings 3rd Thursday of the month, except February-4th Thursday and July- 2nd Thursday

Action: Kurt made a motion to approve the 10-meeting schedule. Latham seconded the motion.

Public comment:


-Warren Machol stated that there should be a January board meeting to follow-up on the WWDC report and the Water Rate study.

Following public comment, the motion passed 3-0.

10. Adjournment

Kurt adjourned the meeting at 5:45 pm

Approved by:


Kurt Harland
Chairman

Approved by:


Latham Jenkins
Vice Chair

From: michael minter

Sent: Tuesday, December 14, 2021 2:54 PM

To: Kurt Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@circ.biz>; Jim Lewis <jamesl5546@gmail.com>

Subject: Water Rates

I believe that the vast majority of Skyline residents pay little attention to their water bills/usage and am fairly certain that few have read the final water study report prepared by Nelson Engineering. Part of the action plan to address demands on the system could be to alert/educate all about their individual household usage and suggest actions to reduce demand, especially during peak hours. These might include suggesting that different streets irrigate at different times of the day(to address peak hour demand) and installing smart sprinkler controllers with rain sensors(around \$100). This might occur when the new electronic meters are installed.

After the board determines the proposed new rates required to fund ongoing operations and the system upgrade, it might be helpful to distribute the schedule entitled "Water System Fees and Assessments as per FYE 2022 Property Tax Statement" which shows each homeowner's usage and total water bill and a second schedule illustrating the impact of the new rates on each user. Looking at rate increases of , in certain cases, over 100% could sharpen focus on usage.

Mike Minter