

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 **September 25, 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 9:01 a.m.

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

REVIEW AND APPROVE MEETING MINUTES OF AUGUST 15, 2024 (Video time: 00:00:44)

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

PUBLIC COMMENT

Warren Machol regarding the need to change the meter loan forgiveness from \$25,000 to 25%, and correct the construction project locations noted.

CHANGES TO THE AGENDA (Video time: 00:02:23)

None noted

ADOPTION OF THE AGENDA (Video time: 00:02:36)

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

PUBLIC COMMENT ON ITEMS NOT APPEARING ON THE AGENDA (Video time: 00:02:54)

Worthy Johnson requesting an update on the reimbursement of his meter loan payment of \$42.15.

Warren Machol regarding receiving an update on the weed/mowing, and his concern regarding the chip seal project and the number of loose chips near the construction sites.

CORRESPONDENCE RECEIVED BY THE DISTRICT OFFICE (Video time: 00:09:17)

Perk Perkins 8/17/24 regarding driveway plowing.

Warren Machol 8/20/24 requesting fax information.

Maria Johnson 8/22/24 regarding chip sealing project.

Worthy Johnson 8/23/24 regarding grant acceptances.

Warren Machol 8/28/24 regarding meter project information.

Warren Machol 9/4/24 regarding road sweeping.

Maria Johnson 9/5/24 regarding snow removal.

Alan Wood 9/11/24 regarding the date of the next board meeting.

Warren Machol 9/17/24 regarding meter project/backflow preventer information.

Worthy Johnson 9/18/24 regarding snow removal proposals.

Worthy Johnson 9/20/24 regarding board election information.

John Willott 9/21/24 regarding board's lack of consistent processes and procedures.

Warren Machol 9/25/24 regarding backflow preventer testing/maintenance.

REVIEW 2-MONTH AUGUST ACTUALS VS. FULL YEAR FY 2024-2025 BUDGET (Video time: 00:10:00)

The August 31, 2024 Actuals vs. 2024-2025 Budget were reviewed by Wendy Meyring.

REVIEW OF AUGUST 31, 2024 TREASURY REPORT

Operating Checking Account – FIB – \$20,023.58

Operating Savings Account – FIB - \$21,734.04

Operating Reserve Account – WGIF - \$27,515.83

Road Reserve Account – FIB - \$62,787.29

Road Reserve Account – WGIF - \$491,619.94

Water Reserve Account – FIB - \$17,525.33

Water Reserve Account – WGIF - \$165,281.92

Well #4 – WGIF - \$7.41

Total Cash on Hand as of 07/31/2024 \$806,495.34

ROAD EASEMENT RESPONSIBILITY (Video time: 00:13:49)

Wendy Meyring read Paul D'Amours response related to the questions associated with what the district is responsible for related to the road easement –

From Paul D'Amours, District counsel -

The original Petition for Formation of the Skyline Improvement and Service District and Election of Directors specified that the following were among the services to be furnished to the inhabitants of the District: “All required roadway maintenance, including snow removal or clearance for roads or streets” and the “performance of all services necessary to promote and protect the health and welfare of residents in the District and the value of the property therein...” It is my opinion that the District has the power to cut/trim vegetation along the roadways, and to expend for the cutting/trimming, for the purposes of clearing a sufficiently wide and tall corridor for unobstructed fire apparatus access. However, the District only has the legal right to cut/trim vegetation that is within the roadway easement.

APPROVE PAYMENT OF INVOICES (Video time: 00:18:51)

A motion was made by Chair Harland to approve the payment of \$17,101.08 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
9/12/2024	Clearwater Operations & Services	2255	monthly contract	9/12/2024	\$800.00
9/12/2024	Clearwater Operations & Services	2255	locates, water samples	9/12/2024	\$325.00
9/12/2024	Energy Laboratories, Inc	654009	Aug water testing	9/12/2024	\$1931.00
9/12/2024	Frontier Landscape Maintenance & Car	36750	Jul weed sprayin	9/12/2024	\$4420.50
9/12/2024	Lower Valley Energy		acc#294586003	9/12/2024	\$17.94
9/12/2024	Lower Valley Energy		acc#294586001	9/12/2024	\$16.23
9/12/2024	Lower Valley Energy		acc#294586002	9/12/2024	\$652.56
9/1/2024	Mountain Property Management		install speed bumps 7/24	9/1/2024	\$187.15
9/1/2024	Mountain Property Management		Monthly Management road share	9/1/2024	\$1500.00
9/1/2024	Mountain Property Management		Monthly Management water share	9/1/2024	\$1500.00
9/3/2024	Mountain Property Management		find & install speed bumps 8/27	9/3/2024	\$178.60
9/12/2024	Mountain Property Management	1685067	BigR - materials for speed bumps	9/12/2024	\$7.11
9/18/2024	Mountain Property Management		monthly Dropbox fee - road share	9/18/2024	\$9.99
9/18/2024	Mountain Property Management		monthly Dropbox fee - water share	9/18/2024	\$10.00
9/12/2024	Nelson Engineering	65155	budget, bond work, sanitary survey	9/12/2024	\$652.50
9/12/2024	Nelson Engineering	65155	board meeting attendance	9/12/2024	\$348.75
9/12/2024	Nelson Engineering	65155	road project	9/12/2024	\$3048.75
9/12/2024	Nelson Engineering	65391	hydrant issues	9/12/2024	\$135.00
9/12/2024	Nelson Engineering	65391	road project work	9/12/2024	\$90.00
9/12/2024	Teton County Health Department	25-1271	water test 8/5	9/12/2024	\$20.00
9/23/2024	HubInternational	25-1271	renewal	9/23/2024	\$1250.00
Total for Skyline Improvement & Service District					\$17101.08
	Transfers to be confirmed				
	Operating savings to road reserve		transfer 23/24 road overlay		\$ 17,246.00
	Operating savings to road reserve		transfer 23/24 road chip seal		\$ 19,168.00
	Operating savings to water reserve		transfer 23/24 budget water reserves		\$ 3,320.00

PUBLIC COMMENT

Maria Johnson regarding the easement trimming and whether it has taken place. She also asked for more detail on bills, specifically the Energy Laboratory billing. She questioned the Nelson Engineering bill related to board meeting attendance and hydrant issue, and what this was related to.

Warren Machol asked when the last time the water system has been flushed.

BACKFLOW PREVENTER COMMUNICATION (Video time: 00:23:23)

Wendy Meyring provided an update on the status of Paul D’Amours legal opinion. Paul is stepping back from his practice for a period of time. The District Board is in the process of considering two attorney’s to replace Paul until his return. Therefore, the backflow preventer owner communication has not been finalized.

PROCESS FOR UPDATING CCRs (Video time: 00:25:01)

Wendy Meyring noted that Paul D’Amours provided an opinion that noted the District formation documents do not encompass the Site Committee and CCRs. Therefore, District funds cannot be spent on a CCR review or amendment. To perform a CCR review related to the Site Committee, funds would need to be collected/assessed outside of the tax rolls.

REVIEW AND APPROVE SNOW REMOVAL VENDOR (Video time: 00:26:13)

A motion was made by Chair Harland to allow the Board to approve a snow removal vendor outside of a formal meeting. The two vendors under consideration are Wyoming Landscape and Snake River Excavation. The motion was seconded by Treasurer Streator. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

Questions raised during the course of the meeting need to be answered before a decision can be made.

Proposals should include:

Clearing wind rows
3” trigger
Earlier plowing start time – 3:00 a.m.
Extending services to April 30th
Street sweeping with sand pickup

PUBLIC COMMENT

Worthy Johnson regarding the need for the proposals to be presented apples to apples.
Warren Machol regarding the need for quality and a reputable company to ensure damages to properties are limited. Evan’s Construction did perform some staking. High risk items should be staked by the plowing vendor. With the disparity in the proposals, he would recommend selecting two vendors, and then going back to them for proposal clarifications.
Worthy Johnson noted that Wyoming Landscape has in the past restricted their plowing services to only those properties they perform landscaping services to as well.
Warren Machol regarding the street sweeping and including the pick up of chips at the same time.

APPROVE AUDIT ENGAGEMENT WITH THOMPSON PALMER FOR FY23/24 (Video time: 0045:57)

A motion was made by Chair Harland to approve the audit engagement with Thompson Palmer for the FY23/24. The motion was seconded by Treasurer Streator. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

NO PUBLIC COMMENT

SPEED BUMPS AND WEBCAMS (Video time: 00:47:08)

The speed bumps have been removed by a resident.

PUBLIC COMMENT

Maria Johnson regarding the need to revisit the speed bump locations.
Warren Machol regarding the speed bump located near his house, and addressing the construction trailers driving on neighboring properties.

APPROVE THE PURCHASE OF 1-2 WEBCAMS (Video time: 00:51:12)

A motion was made by Chair Harland to approve the purchase of two battery operated cameras not to exceed \$1500.00. 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

Warren Machol regarding the amount of footage that will be created from the motion on the camera, another option may be a device to notify the District when the speed bump is moved.
Worthy Johnson regarding the need to determine if the Skyline roads are private vs. public. Installing a No Trespassing sign may be needed.
Warren Machol regarding delaying the purchase, giving time for proper research, as the speed bumps will be removed for the winter season.

NEXT BOARD MEETING – THURSDAY, OCTOBER 17, 2024

ADJOURNMENT (Video time: 01:03:15)


Chair Harland made a motion to adjourn Skyline Improvement and Service District monthly board meeting. Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:03 a.m.

Approved


Kurt Harland (Nov 18, 2024 11:11 MST)

Kurt Harland
Chair

Approved


Latham Jenkins (Nov 18, 2024 11:41 MST)

Latham Jenkins
Treasurer

CORRESPONDENCE RECEIVED

From: Perk Perkins <perkinsp@orvis.com>

Sent: Saturday, August 17, 2024 7:38 AM

To: Wendy Meyring <wendy@mpmjh.com>; laurierandrews@gmail.com

Subject: RE: Skyline - driveway plowing vendor

Thanks Wendy. Laurie and I have decided to wait and see who Skyline uses for our common areas before choosing a contractor for snow removal. I believe you said that decision will not come until September?

Thanks

Perk

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

Sent: Tuesday, August 20, 2024 10:58 AM

To: Leah Duke <leah@mpmjh.com>

Cc: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Jamie Streater <jstreater58@gmail.com>

Subject: Re: tax information

Wendy & Board of Directors

It has been 12 days since I replied to the e-mail that committed or provided incomplete information. Twelve days ago, I again asked for precise documentation related to the 24-25 ISD budget. It is paramount that the budget be accurate under the Wyoming Statute and properly meet the requirements of the SLIB loan terms.

Items outstanding:

1) Revenue and expense tracing completed for the following assessments:

- Water Maintenance assessment
- Water system User fees

Identify using the color code system used for all other revenue sources.

2) The difference between individual assessments and what is on the 24-25 budget

- Where is the \$1500 prior year adjustment
- Assessment for the meter loan
 - Could you provide details on each of the six lots and why the six lots have yet to be assessed for the meter loan?

3) SLIB water assessment - 20-year meter loan

- How is the budget amount of the meter loan \$ 7081? The documents state 20 payments of \$7250.
 - Where is the shortfall accounted for in the budget
 - What part of the budget will pay for the shortfall?

Let me know if you need help understanding the questions or the implications of the errors in the budget process.

All the best

Warren

Loan conditions:

- (ii) User Charges shall ensure each recipient of drinking water system services from the drinking water system will pay such recipient's proportionate share of the cost of operation and maintenance, including replacement of the drinking water system.
- (iii) Upon the execution of this Agreement, the Borrower shall immediately modify its User Charges as necessary to comply with this subsection and shall maintain such system of user charges for the duration of this agreement.

From: Maria Johnson <mariajohnson53@gmail.com>
Sent: Thursday, August 22, 2024 11:45 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline - Chip seal scheduling change, again

Hi Wendy....are they doing 1/2 side of the road so we can pass?

Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Friday, August 23, 2024 8:30 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Parts 2 & 3 Water Utility Upgrade
Importance: High

Morning Wendy.....Have we received Grant Acceptances from the state and/or Bond/Debt Approvals for the Well Drilling (I believe so but where are they posted) and the Service & Supply portion of the Project? If so, can you forward them to me or point out where they are on the Web Site?

I am getting confused.

Thank you and have a Great Weekend.



From: Warren Machol <wlm.assoc@gmail.com>
Sent: Wednesday, August 28, 2024 2:25 PM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: Leah Duke <leah@mpmjh.com>; Jamie Streator <jstreator58@gmail.com>; Kurt Harland <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>
Subject: Re: Skyline - meter project information

Wendy,

I will review the enclosed documents, including the lot-by-lot details provided, when I can. I have company this week and into next week.

I briefly looked at my property pictures, and the image is clear. However, my request for information was regarding backflow prevention. (I've included the original information request from February 26, 2024, for continuity.)

The notes included for my property (500 NW Ridge) do not have the backflow information, only the meter details. The meter/backflow prevention public meeting minutes provided an example of what the community would receive from Nelson for the installation project. I'd like you to please note the information on the backflow included in the example. Without this information, the board cannot determine compliance with the new Article V regulations.

Have a good weekend

Warren

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Wednesday, September 4, 2024 3:50 PM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>
Subject: Re: Skyline - road striping

Wendy,

Thanks for the heads up.

Will the roads be swept again? There are a lot of chips, especially near curves, intersections, and near the large construction projects of 200, 350, and 700 West Ridge.

All the best
Warren

WLM Associates

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

From: Maria Johnson <mariajohnson53@gmail.com>
Sent: Thursday, September 5, 2024 7:26 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline - road striping

Thx Wendy. Any update on the road snow plowing? I know residents are trying to get the benefits of using the road plow company for their driveways. Perhaps the individual estimates would be different, cheaper if road and driveway plow company was the same.

Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Alan Wood <alanbwoodmd@gmail.com>
Sent: Wednesday, September 11, 2024 1:57 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Skyline Board meeting

Wendy, when is the next meeting anyhow do I arrange to attend virtually? Thanks, Alan

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Tuesday, September 17, 2024 12:25 PM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: Leah Duke <leah@mpmjh.com>; Jamie Streater <jstreater58@gmail.com>; Kurt Harland <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>
Subject: Re: Skyline - meter project information

Wendy,

I have looked at the pictures shared of the backflow preventers installed on each water system tap. I have also reviewed the notes when the pictures were insufficient or inconclusive to determine installation on a specific property.

As I initially noted in February, the list used by the Board to determine backflow protection on each Tap of the water system is incomplete. Among the deficiencies noted are missing pictures of any device, devices that need to be mounted horizontally but are mounted vertically, devices that are so old they should be checked to see if they are still operational, and devices mounted upside down so check valves will not operate correctly.

The water system Article V amendments are requirements imposed by the ISD Board of Directors and the Board to assure members that the water system is protected from backflow contamination.

The information listed in BLUE below is unavailable for completion of the analysis: To questions from February 26, 2024, freedom of information request.

The following questions are being asked in accordance with guidelines for public information requests under the Freedom of Information Act.

1) List of all taps of ISD water line (Water Taps) identified by lot and name. COMPLETE

2) Identify Water Taps that complied with the backflow preventer requirements before the enactment of Article V amendment** (Article V). (i.e., required no plumbing updates with meter install to comply with Article V) Insufficient information

3) Identify each Water Tap identified by lot and name that required plumbing changes to comply with Article V. INCOMPLETE

4) Identify each Water Tap by lot and name that has, as of 2/1/24, made plumbing changes to comply with Article V. INCOMPLETE

5) Identify each Water Tap by lot and name that has not, as of 2/1/24, made plumbing changes to comply with Article V. Insufficient information

** Article V amendment to the water regulations enacted on July 31, 2023

I have been instructed to provide pictures of the Backflow prevention at 500 N Westridge as examples of what is required for each water line tap to be certified compliant with Article V as amended.

These pictures should assist the Board in defining photo proof of the policy and procedure for Article V implementation and compliance.

Warren

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

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Sent: Wednesday, September 18, 2024 7:45 AM

To: info@skylineisd.com; office@skylineranchisd.com; Kurt J. Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; Jamie Streater <jstreater58@gmail.com>

Cc: mariajohnson53@gmail.com

Subject: FW: Skyline September Board Meeting - Rescheduled

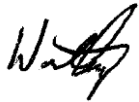
Importance: High

Hello Wendy et al.....Should you have additional documentation that you will be discussing, kindly alert us as to it being posted on the website.

There are numerous questions re: snow plowing:

- they are not apples to apples comps
- have you asked the pricing for blowing vs. plowing
- all estimates appear to be for plowing
- each company is using a different trigger level
- etc.

Thank you,



From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Sent: Friday, September 20, 2024 2:44 PM

To: wendy@mpmjh.com

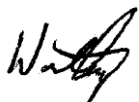
Cc: mariajohnson53@gmail.com

Subject: Items Needed for Election Candidates-personal & confidential-not for public consumption

Importance: High

Hi Wendy.....Please give me any and all items needed for submission to run for the Skyline Ranch ISD Board.

Thank you and have a great weekend.



From: john willott <jawillott@gmail.com>

Sent: Saturday, September 21, 2024 11:43 AM

To: Kurt J. Harland <thekurtharland@gmail.com>; latham@livewaterproperties.com; Streater, Jamie <Jamie.streater@cowen.com>

Cc: wendy@mpmjh.com; commissioners@tetoncountywy.gov

Subject: Concerns About Skyline Ranch ISD Board's Lack of Consistent Processes and Procedures

Dear Skyline Ranch ISD Board and Homeowners,

I am writing for the second time in the last two months to criticize the ISD Board's utter lack of consistent processes, planning, and procedures.

Annual Budget:

In my letter dated July 28, 2024, I highlighted that the Board Members did not adhere to the budget approval processes required by Wyoming statute 16-4-111 for this year's 24-25 Budget.

During the August ISD board meeting, I discovered that the ISD Board submitted an amended 23-24 (last year) budget with significant changes to allocation and Water Surplus funds. The amended Budget was then submitted to the State of Wyoming without a public meeting, which violates public meeting laws and Wyoming budget creation and amendment requirements.

Wyoming's budget requirements dictate that the annual Budget and any amendments must undergo two reviews, followed by an advertised public meeting before approval. Historically, the ISD has presented the draft budget in open sessions during the May and June board meetings, allowing for comments and corrections from the public. The final approval of the annual Budget usually takes place in July.

Locally, the Jackson City Council and the Teton County Commissioners and in the past yourselves followed this exact process to approve or amend the annual Budget.

For the first time this year, the Skyline Ranch ISD Board posted the draft annual budget on the Skyline Ranch ISD website on Monday, July 15, 2024, without informing the ISD owners. The Budget was approved on Thursday, July 18, 2024—**three days after its first publication.**

It has become evident that **numerous errors and omissions in the Budget** that will need to be corrected during the year. The Board is spending the homeowners' money without following proper planning, processes, and procedures in the budget process.

Moreover, the Board is using needed and underfunded water reserves to cover its errors in setting our Tax Rates with incorrect numbers!

Scheduled September Board meeting:

Last Tuesday (September 17) at 1:54 PM, you informed ISD members that the September 19th board meeting would be rescheduled to September 25 at 9 AM. The Board provided no reason for this change in the date or time of the September board meeting.

Meetings are commonly held from 4 to 6 PM, which ensures that anyone who is working or has a morning appointment (like I do) can attend the ISD monthly Board meeting.

Your lack of stated processes and procedures is detrimental to our community. You provided no opportunity for input or comment on the annual budget resulting in a ***BAD budget.***

You believe it is okay to change the standing meetings (scheduled and posted months in advance) at a moment's notice without any explanation and have potentially fewer people attend. Please reschedule the meeting to the normal 4-6 PM time slot so I can attend.

It would be best if you took your position as an elected official seriously. You are responsible to the Skyline members to follow the State rules and statutes. The Skyline ISD is not a fiefdom - the Board needs to follow stated processes and procedures.

We need better. I am very disappointed. Please post this in the minutes of the upcoming meeting.

John Willott

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

Sent: Wednesday, September 25, 2024 8:41 AM

To: Skyline Ranch Improvement & Service District <info@skylineranchisd.com>

Cc: Wendy Meyring <wendy@mpmjh.com>; Jamie Streator <jstreator58@gmail.com>

Subject: Back flow

Here is the procedure to test and maintain.



Life's Just Better Here

BACKFLOW ASSEMBLY TESTS

FACT SHEET

- The field test of the backflow assembly takes about ten minutes.
- If it needs a cleaning or new rubber repair parts, it may take a few minutes more.
- Often the assembly only needs to be cleaned.
- If the assembly needs to be repaired, the rubber parts repair kits are usually very reasonable.
- Usually, the initial test, a good cleaning, replacing any damaged rubber parts, and a final test can be accomplished in one hour for assemblies 2" and smaller.
- Many certified testers have repair parts on their truck. If not, they can order and receive repair parts with a next-day delivery, if necessary.
- These approved backflow prevention assemblies are designed to last from 20 to 50 years. They should not be replaced unless parts are no longer available or if the assembly has sustained damage to the body.
- The reduced pressure backflow prevention assembly (RP) only requires four tests:
 1. Check valve #1 must hold tight.
 2. The relief valve should open before the gauge drops below 2.0 psi.
 3. Check valve #2 must hold tight with back-pressure.
 4. Check valve #1 should read 5.0 psi or higher on the gauge.
- The assembly should be able to be tested even if the outlet shut-off valve has a slight leak. Most times, the assembly simply needs to be cleaned internally.
- If you have a double check valve assembly (DCVA), there are only two tests:
 1. Check valve #1 must read 1.0 psi or higher on the gauge.
 2. Check valve #2 must read 1.0 psi or higher on the gauge.
- Lawn irrigation systems must have either a RP or Pressure Vacuum Breaker for proper protection of your drinking water and the public water system.
- If you have a Pressure Vacuum Breaker (PVB), there are only two tests:
 1. The air inlet valve must open before the gauge drops below 1.0 psi.
 2. The check valve must hold a minimum of 1.0 psi.

WLM Associates
500 NW Ridge Rd
Jackson WY 83001

307 734 1920 (o)

917 455 7470 (c)










Skyline Minutes 9-25-24

Final Audit Report

2024-11-18

Created:	2024-10-18
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_0VWl0iQhP27qyNTv4QtBZ_uCkMcMpeW

"Skyline Minutes 9-25-24" History

-  Document created by Mountain Property Management (info@mpmjh.com)
2024-10-18 - 6:11:28 PM GMT- IP address: 207.183.166.24
-  Document emailed to Kurt Harland (kurt@bhhsjacksonhole.com) for signature
2024-10-18 - 6:12:08 PM GMT
-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)
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-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)
2024-11-18 - 6:09:42 PM GMT- IP address: 74.125.212.137
-  Document e-signed by Kurt Harland (kurt@bhhsjacksonhole.com)
Signature Date: 2024-11-18 - 6:11:03 PM GMT - Time Source: server- IP address: 72.175.144.94
-  Document emailed to Latham Jenkins (latham@livewaterproperties.com) for signature
2024-11-18 - 6:11:04 PM GMT
-  Email viewed by Latham Jenkins (latham@livewaterproperties.com)
2024-11-18 - 6:39:40 PM GMT- IP address: 104.28.124.140
-  Document e-signed by Latham Jenkins (latham@livewaterproperties.com)
Signature Date: 2024-11-18 - 6:41:11 PM GMT - Time Source: server- IP address: 104.28.124.56
-  Agreement completed.
2024-11-18 - 6:41:11 PM GMT