

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 **June 20, 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 4:14 p.m.

Directors present: Kurt Harland, Chair, and Latham Jenkins, Secretary (Zoom), with a proxy also being given to Kurt Harland (Video time: 00:16:49).

REVIEW AND APPROVE MINUTES OF APRIL 10, 2024

Tabled until the July 18, 2024 meeting.

REVIEW AND APPROVE MINUTES OF MAY 16, 2024

Tabled until the July 18, 2024 meeting.

CHANGES TO THE AGENDA (Video time: 00:17:16)

None noted

ADOPTION OF THE AGENDA (Video time: 00:17:20)

A motion was made by Chair Harland to approve the agenda 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: 00:17:34)

No Public Comment

CORRESPONDENCE RECEIVED BY THE DISTRICT OFFICE (Video time: 00:17:45)

Noted below.

REVIEW 11-MONTH FEBRUARY ACTUALS VS. FULL YEAR FY 2023-2024 BUDGET (Video time: 00:17:50)

Noted below.

REVIEW OF MAY 31, 2024 TREASURY REPORT (Video time: 00:17:54)

Noted below.

APPROVE PAYMENT OF INVOICES (Video time: 00:18:03)

A motion was made by Chair Harland to approve the payment of \$41,121.20 of monthly bills and Secretary Jenkins 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
6/1/2024	Mountain Property Management		Monthly Management	6/1/2024	\$ 3,000.00
6/1/2024	Mountain Property Management		refund amount used to open well #4 bank account 7/27/22	6/1/2024	\$ 1.00
6/12/2024	Teton County Health Department	24-2494	water test 3/4	6/12/2024	\$ 20.00
6/12/2024	Clearwater Operations & Services	2116	monthly contract, meter readings, supplies	6/12/2024	\$ 982.99
6/12/2024	Teton Media Works, Inc.	366266	advertisement for assessment	6/12/2024	\$ 230.00
6/12/2024	Teton County Health Department	24-2788	water test 5/6	6/12/2024	\$ 20.00
6/12/2024	Wendy Morgan		well #4 easement	6/12/2024	\$ 7,000.00
6/12/2024	Teton County Health Department	24-2591	water test 4/1	6/12/2024	\$ 20.00
6/12/2024	Lower Valley Energy		acc#294586003	6/12/2024	\$ 17.23
6/12/2024	Lower Valley Energy		acc#294586001	6/12/2024	\$ 26.69
6/12/2024	Lower Valley Energy		acc#294586002	6/12/2024	\$ 68.11
6/12/2024	Skyline Improvement & Service District		pay back road reserve 22/23 & 23/24 accrued intracompany loan repayments	6/12/2024	\$ 23,631.35
6/12/2024	Nelson Engineering	64606	road project & loan work	6/12/2024	\$ 1,103.83
6/12/2024	Matthews		road bond refund	6/12/2024	\$ 5,000.00
Total for Skyline Improvement & Service District					\$ 41,121.20

No Public Comment

APPROVE ADVERTISEMENT OF PRELIMINARY FY24-25 BUDGET AND NOTICE OF BUDGET HEARING JULY 18, 2024 (Video time: 00:18:37)

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

No Public Comment

REVIEW AND ADOPT ASSESSMENT RESOLUTION #2024-4 (Video time: 00:19:40)

A motion was made by Chair Harland to approve the agenda and seconded by proxy for Secretary Jenkins. The resolution was read in its entirety (see pages 10-20) by Chair Harland. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

No Public Comment

BACKFLOW PREVENTERS UPDATE & VIOLATION DISCUSSION (Video time: 00:31:30)

Noted below.

WELL #4 EASEMENT – UPDATE (Video time: 00:31:41)

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

PUBLIC COMMENT (Video time: 00:32:28)

Maria Johnson regarding the easement payment.

Worthy Johnson regarding the \$7,000 easement payment and this amount being listed on several FY budgets.

TETON CONSERVATION DISTRICT REPORT DISCUSSION & QUOTE (Video time: 00:34:30)

Noted below

SPEEDING (Video time: 00:34:54)

Noted below.

MEETING TEMPORARILY SUSPENDED AND SITE COMMITTEE MEETING OPENED (Video time: 00:35:06)

Chair Harland made a motion to temporarily suspend the meeting to discuss the Site Committee agenda items. The motion was seconded by Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

REOPEN SKYLINE MONTHLY MEETING (Video time: 00:42:46)

Chair Harland made a motion to reopen the monthly meeting. The motion was seconded by Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

CORRESPONDENCE RECEIVED BY THE DISTRICT OFFICE (Video time: 00:43:31)

Maria Johnson 5/28/2024 regarding ballots

Mimi Kaplan 5/28/2024 regarding the water study

Worthy Johnson 5/30/2024 regarding cattle

Maria Johnson 5/30/2024 regarding cattle

Warren Machol 6/3/2024 regarding backflow preventer requirement

Maria Johnson 6/4/2024 regarding June 12th meeting

Worthy Johnson 6/5/2024 regarding document request

William Askew 6/6/2024 regarding bond election information

Perk Perkins 6/7/2024 regarding Public Hearing

John Willott 6/9/2024 regarding special assessment

Keith Johnson 6/10/2024 regarding road sweeping

Kimberly Gillett 6/10/2024 regarding road crack sealing

Chris Thulin 6/11/2024 regarding bond election ballot tally

Perk Perkins 6/11/2024 regarding bond election ballot tally

Corbin McNeill 6/11/2024 regarding bond election ballot tally

Mary Lohuis 6/12/2024 regarding bond election ballot tally

Deborah Krisik 6/17/2024 regarding easement access

REVIEW 11-MONTH FEBRUARY ACTUALS VS. FULL YEAR FY 2023-2024 BUDGET (Video time: 00:43:54)

The May 31, 2024 Actuals vs. 2023-2024 Budget were reviewed by Leah Duke.

REVIEW OF MAY 31, 2024 TREASURY REPORT (Video time: 00:45:14)

Operating Checking Account – FIB – \$23,555.82

Operating Savings Account – FIB - \$52,550.60

Operating Reserve Account – WGIF - \$27,160.53

Road Reserve Account – FIB - \$2,728.85

Road Reserve Account – WGIF - \$485,271.83

Water Reserve Account – FIB - \$14,191.18

Water Reserve Account – WGIF - \$163,147.69

Well #4 – WGIF - \$8.41

Total Cash on Hand as of 05/31/2024 \$768,614.91

BACKFLOW PREVENTERS UPDATE & VIOLATION DISCUSSION (Video time: 00:46:29)

Discussion tabled for the July 18, 2024

11 lots have complied with the requirement

17 lot have not complied with the requirement as of this meeting

TETON CONSERVATION DISTRICT REPORT DISCUSSION & QUOTE (Video time: 00:47:40)

Chair Harland provided the Arbor Works quote to complete the tasks noted in the 2021 Teton Conservation District Report. The Arbor Works quote is \$28,800.00.

Topic was tabled until the July 18, 2024 meeting.

SPEEDING (Video time: 00:49:27)

Request has been received to install a speed bump near 3215 W. Mallard Road.

Table until the July 18, 2024 meeting.

PUBLIC COMMENT (Video time: 00:50:34)

Chris Thulin regarding the need to install a second or third speed bump to reduce the speed of commercial vehicles.


NEXT BOARD MEETING – THURSDAY, JULY 18, 2024

BUDGET HEARING – THURSDAY, JULY 18, 2024

ADJOURNMENT (Video time: 00:52:08)

A motion was made by Chair Harland and seconded by proxy for Secretary Jenkins. Chair Harland called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 4:52 p.m.

Approved


Kurt Harland (Aug 16, 2024 11:32 MDT)

Kurt Harland
Chair

Approved


Latham Jenkins (Aug 16, 2024 11:34 MDT)

Latham Jenkins
Secretary

CORRESPONDENCE RECEIVED:

From: Maria Johnson <mariajohnson53@gmail.com>
Sent: Tuesday, May 28, 2024 4:08 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Ballot

Worthy and I have not received our ballots. Please let me know what address you used.

Thanks,

Maria
Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Mimi Kaplan <mimickaplan@gmail.com>
Sent: Tuesday, May 28, 2024 8:33 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Fwd: Skyline Public Hearing - Wednesday, June 12th 4:00 p.m.

Hi Wendy,

I'm hoping you can help me. I tried to pull up the water study from the Skyline ISD website and got an error message, and read in past meeting minutes that others have had the same problem, so I was hoping that you could share an updated link with me. I'd like to better understand the rationale for the need for the improvements.

Thanks for your help.

Best,

Mimi Kaplan

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Thursday, May 30, 2024 2:39 PM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: mariajohnson53@gmail.com
Subject: Cattle
Importance: High

Wendy.....please get hold of Dr. Mike....cattle broke through the fence and one is in our yard.

TY Worthy

From: Maria Johnson <mariajohnson53@gmail.com>
Sent: Thursday, May 30, 2024 6:55 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Cattle

Hi Wendy,

Yes, they came and got the cattle and it looks like they fixed(?) the border fence. Do you have the name and contact info for the ranch manager so we can call him directly. Thanks.

Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Monday, June 3, 2024 9:31 AM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>
Cc: Kurt Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; Jamie Streator <jstreator58@gmail.com>; Maria Johnson <mariajohnson53@gmail.com>; Worthy Johnson <wjohnson@lawrencecapitalmgt.com>; John Willott <jawillott@gmail.com>; Corbin McNeill <camcneilljr@gmail.com>
Subject: Re: Skyline ISD - Backflow Preventer Requirement - Reminder

Hi Wendy,

I've been traveling and I wanted to be at my computer to see what details you had sent. I was disappointed to find the document you sent does not include any information that was requested on February 26th or the information requested on May 24th. Both of these requests were made pursuant to freedom of information rules and requirements.

I'm requesting once again that the Board produce the following information **for every community water system water tap**, not just the ones you think are deficient.

As stated in the May 3 email, the Board and paid management have collected pictures of backflow prevention devices, including each device's make, model, and installation date. So, by your own admission, all the requested information requested on February 26 is readily available for me to review. (note all should have been made available in the install report when meters were installed)

The information requested is crucial for ISD members to know that the Article V regulation is being fully and fairly implemented. In addition, it will allow members to determine the extent of the budget overruns of the "Remote water meter and Backflow prevention project" imposed on members and still not accounted for on the ISD website. (see W. Johnson's e-mail of April 10)

Please let me know if you have any questions about this request and its timely completion.

Wendy, I recommend that you review the following documents: the updated meter replacement schedule spreadsheet (attached below) and your PDF titled "Backflow Preventers - information request 5.14.24." Based on my understanding and what is indicated in the spreadsheet, it seems that the exceptions PDF contains an incomplete and inaccurate list of water taps that do not have the correct double-check backflow prevention systems installed.

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: Tuesday, June 4, 2024 8:14 AM

To: Wendy Meyring <wendy@mpmjh.com>

Subject: Drop off votes

Hi Wendy,

I will drop off our votes today. A couple of questions...

If the votes are due on 6/11, what will happen at the meeting on 6/12? Will the votes be opened then? I guess I'm confused as to why the meeting is after the votes are in, especially because there will discussion about the homeowner's concerns about the project.

In your communication with the ISD community, it's stated that maps and additional info will be available to be viewed in your office. Will the information also be on the website several days before the meeting?

Thanks for your help,

Maria

Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Wednesday, June 5, 2024 8:21 AM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: mariajohnson53@gmail.com
Subject: Part 3 Documents
Importance: High

Where on the Website are the :

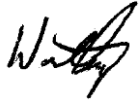
The maps, estimates, schedules that were previously posted on the site, as part of the loan application information?

Why, if no longer there, why?

Please place back on, if not on presently.

Very difficult to find. Obfuscation?

Thank you,



From: baskew@aol.com <baskew@aol.com>
Sent: Thursday, June 6, 2024 3:23 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline - Bond Election Information

Wendy, I have not received my ballot. Can you instruct me on how I can obtain it at this late date. Another mailing will never reach me in time to get it back to you. Thanks for your help.

William Askew

3708 Wimbledon Lane Mountain Brook, Al. 35223

Property Address in Skyline - 450 NW Ridge Road Jackson, Wy

cell 205-746-2273

email baskew@aol.com

From: Perk Perkins <perkinsp@orvis.com>
Sent: Friday, June 7, 2024 8:11 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline Public Hearing - Wednesday, June 12th 4:00 p.m.

Hi Wendy, Laurie and I are experiencing a weird water situation at our house and I don't know to whom to address this concern. I hope you don't mind me running it by you. As you may know, we have two houses, our main house and our guest house. The guest house water, which I believe is on the same meter as the main house, is smelling very polluted. It smells so bad you would not dare drink it. It has been this way for about 10 days. But the water in the main house smells and tastes just fine.

Is there a professional that you can refer me to who might be able to help us get to the bottom of this mystery and fix it?

Thanks

Perk

From: john willott <jawillott@gmail.com>
Sent: Sunday, June 9, 2024 4:25 PM
To: Kurt J. Harland <thekurtharland@gmail.com>; latham@livewaterproperties.com; Streator, Jamie <Jamie.streator@cowen.com>

Cc: Wendy Meyring <wendy@mpmjh.com>

Subject: Vote NO on the Skyline Ranch ISD Special Assessment - June 12, 2024

Dear Skyline Ranch ISD Board members and Homeowners,

I would like to explain why I voted against the proposed expenditures on the Skyline Ranch water system, & I hope you will join me in voting NO!

Skyline Ranch ISD was formed to operate and maintain Skyline's paved roads and our water systems. The oldest part of the road and water systems is the distribution system. It was installed 55 years ago and is near or beyond its planned life. The distribution system was put in before we paved the roads and before we drilled our two operating water wells.

The water distribution system has failed repeatedly over the last ten years, but the water supply system (wells, pressurized tank) has never failed to meet our demand. The current Board has not properly evaluated the priority for system upgrades. Their emphasis is on the supply system and replacing our water meters.

If you ask homeowners why they have had unexpected service interruptions, the answer in almost every case is that the distribution (piping) system has failed, not the pumps or wells. Distribution is the highest reliability risk, not supply. The Board has given priority to the supply system because the distribution system upgrade cost estimates are \$7-\$10 million dollars and there are no grants available for the distribution system.

Prior Boards and this Board have not properly accumulated reserves for replacement and upgrade of our facilities over their lifetime which is a fundamental role of an ISD. We had 55 years to build the funds to upgrade the distribution system but did nothing.

In 2020 the ISD, working with State agencies, contracted with Nelson Engineering to study our water system. The final report was received in July 2021. The study used 2018-2020 water use data, which was a time of high leaks. They did not correct the data for the leaks and estimated the following demands:

“Model of Existing demand = 262,200 gpd, at a rate of 183 gpm” **21% above observed**

“Estimated Future demand= 400,100 gpd and a rate of 278 gpm” **85% above observed**

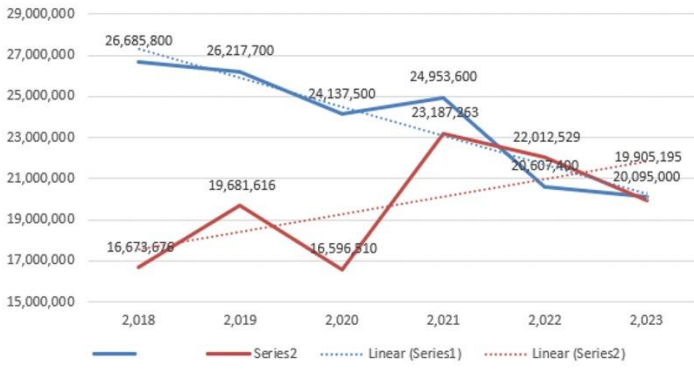
The actual data is shown below, the solid blue line is the water pumped and the solid red line is the water measured and billed using our old water meters. It shows that 2018-2020 were years of 37% leakage. After the leaks were fixed half way through 2021 our water usage has dropped.

From hard data, we did not need new water meters and we do not need to increase the supply side of our water system.

Homeowners and the ISD have spent more than \$200,000 and \$80+ to each homeowners' tax bill for 20 years putting in new water meters that we did not need. Now they want to spend more than a million dollars and add \$618.05 per year for each homeowner' tax bill for 20-years on increasing supply that we do not need. Just think what a \$7,000,000+ loan will cost to repay, we should be saving not spending money.

We need to be building our water reserve account so that we can replace our aging distribution system.

Water Pumped (BLUE) & Water Billed (RED)



Sincerely,

John Willott

From: Keith Johnson <keith@schf.com>
Sent: Monday, June 10, 2024 6:17 PM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: Betsy Johnson <betsyajohnson@gmail.com>
Subject: Re: Skyline - Road Crack Sealing

Wendy do you know when the roads will get swept? Tons of sand, etc.

Keith

From: kimberly gillett <kimberlygillett@me.com>
Sent: Monday, June 10, 2024 10:46 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline - Road Crack Sealing

Thanks Wendy. Do you know when they will be fixing the road on killdeer where the water pipe repair was done this winter?

Kim Gillett

Sent from my iPhone

From: Chris Thulin <cthulin@carpetcowboys.com>
Sent: Tuesday, June 11, 2024 8:46 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: RE: Skyline Bond Election Passed

Thanks Wendy – can you share the number of votes received both for and against the proposition?

Thanks,

Chris

From: Perk Perkins <perkinsp@orvis.com>
Sent: Tuesday, June 11, 2024 8:46 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: RE: Skyline Bond Election Passed

Thanks Wendy. Given the “proxy fight” that occurred, it might put some oil on the waters to provide the vote counts – just a thought.

Perk

From: Corbin McNeill <camcneilljr@gmail.com>
Sent: Tuesday, June 11, 2024 8:53 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline Bond Election Passed

Wendy,

In any organization I have been associated with, and there are quite a few, an announcement of this nature would provide the vote totals (ie. 114 FOR, 62 NAYS) Is that info available without having to submit a specific request.

Corbin

From: Mary Lohuis <marylohuis@gmail.com>
Sent: Wednesday, June 12, 2024 6:40 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline bond election vote tally

Thanks Wendy. I appreciate your continued patience and work with us.

Sincerely, Mary Lohuis

One touch of nature makes the whole world kin.

- William Shakespeare

From: Deb Krisik <dk@tetonfilmworks.com>
Sent: Monday, June 17, 2024 3:16 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Krisik easement access

Good afternoon Wendy.

Would you please forward to Kurt Jamie Latham & Bob Im following up on access to the easement on our property for well #4 improvements. John & I would like all activities involved in the update to the pipe & equipment be contained within the easement. Perhaps a silt fence for workers involved.

Thank you

On another note, I've not been able to get Randy from Anytime to call me back- {since May} mailbox full. Ive called my plumber & he as well as Randy live in Victor. I'll continue to reach out to get on his list but may not make the end of June

Thanks,
Deborah Krisik
dk@tetonfilmworks.com









Skyline Minutes 6-20-24

Final Audit Report

2024-08-16

Created:	2024-08-16
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEdQMXZv7nwsT6mff4cdzEJ9DslkOjWfe

"Skyline Minutes 6-20-24" History

-  Document created by Mountain Property Management (info@mpmjh.com)
2024-08-16 - 2:09:02 PM GMT- IP address: 207.183.166.24
-  Document emailed to Kut Harland (kurt@bhhsjacksonhole.com) for signature
2024-08-16 - 2:09:35 PM GMT
-  Email viewed by Kut Harland (kurt@bhhsjacksonhole.com)
2024-08-16 - 2:09:42 PM GMT- IP address: 66.102.6.7
-  Document e-signed by Kut Harland (kurt@bhhsjacksonhole.com)
Signature Date: 2024-08-16 - 5:32:06 PM GMT - Time Source: server- IP address: 107.122.173.118
-  Document emailed to Latham Jenkins (latham@livewaterproperties.com) for signature
2024-08-16 - 5:32:08 PM GMT
-  Email viewed by Latham Jenkins (latham@livewaterproperties.com)
2024-08-16 - 5:32:25 PM GMT- IP address: 104.28.123.135
-  Document e-signed by Latham Jenkins (latham@livewaterproperties.com)
Signature Date: 2024-08-16 - 5:34:03 PM GMT - Time Source: server- IP address: 184.167.24.142
-  Agreement completed.
2024-08-16 - 5:34:03 PM GMT