

**SKYLINE IMPROVEMENT AND SERVICE DISTRICT
MINUTES OF BOARD MEETING
March 17, 2022**

A public meeting of the Directors of the Skyline Improvement and Service District was held on March 17, 2022 via Zoom.

Kurt Harland, Latham Jenkins and Jim Lewis constituting a quorum were present. Attending were Deborah Krisik, Warren Machol, Worthy and Maria Johnson, Mike Minter and Scott Nolan.

Call to order

Kurt called the meeting to order at 4:03 pm and introduced Wendy Mering of Mountain Properties Management who is sitting in as an observer today. MPM will be assuming Skyline's bookkeeping function as of April 1.

2. Adoption of Agenda

Action: Kurt made a motion to approve the board agenda. Jim seconded and the motion passed 3-0.

3. Review and approve Board Minutes of 2/24/2022

Action: Latham made a motion to approve the minutes of 2/24/22. Kurt seconded.

Public comment was given by Warren Machol regarding accuracy and transparency of minutes, as well as the 12-16 minutes.

Public comment was given by Worthy Johnson regarding recording of minutes.

Following public comment, Kurt called for a vote which passed 2-0, with Jim abstaining as he was absent from the February meeting.

Latham left the meeting.

4. Correspondence received

Emails from Messrs. Minter, Machol and Johnson attached.

5. Public Comment on items not appearing on agenda

Public comment was given by Warren Machol regarding the metering project costs and the exploratory well costs.

Public comment was given by Worthy Johnson regarding the omission of “Secretary” from some signed documents.

Public comment was given by Maria Johnson regarding a letter they received in error from County planning regarding Christmas tree lights.

6. Review Treasury Report as of 2/28/2022 and approve invoices for payment.

Jim reported that Skyline deposits in all accounts as of 2/28/22 totalled \$562,329.78 after netting out \$12,500 in refundable road damage deposits from homeowners constructing homes. The comparable figure as of 1/31/22, net of refundable deposits, was \$567,173.05. Jim provided a breakdown of road and water reserves.

Jim read the below list of invoices as of 2-28-22:

Clearwater Operations & Services	\$ 1,038.73*
(*of which \$276.25 will be reimbursed by a homeowner)	
Evans Construction	5,151.67
Hess D’Amours	315.00
Lower Valley Energy	353.08
Teton County Environmental Health	20.00
Teton Financial Consulting, Inc	<u>1,631.90</u>
Total	\$ 8,510.40

Action: Jim made a motion to approve the payment of the invoices totaling \$ 8,510.40. Kurt seconded the motion, which passed 2-0.


6. Reminder notice to homeowners re April water meter reading.

A reminder notice regarding the April 30th water meter reading will be sent out to homeowners by MPM in early April.

7. Adjournment

Kurt adjourned the meeting at 4:36pm.

Approved


Kurt J. Harland (May 5, 2022 10:21 MDT)

Kurt Harland
Chairman

Approved


Jim Lewis (May 2, 2022 16:55 MDT)

Jim Lewis
Secretary/Treasurer

Approved



Kurt J. Harland (May 5, 2022 10:21 MDT)

Kurt Harland
Chairman

Approved



Jim Lewis (May 2, 2022 16:55 MDT)

Jim Lewis
Secretary/Treasurer



Jim Lewis <jamesl5546@gmail.com>

Skyline Road Reserves

Michael Minter <trewil@hotmail.com>

Wed, Mar 2, 2022 at 12:12 PM

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

A question was raised at last week's meeting re: use of road reserve assets for improvements to the water system. Given that road reserves are \$384K, what is the timing of the next chip seal/other and what is the normal cost? Thank you, Mike Minter



Jim Lewis <jamesl5546@gmail.com>

Minutes for the 2 24 22 ISD Board meeting

2 messages

Warren Machol <wlm.assoc@gmail.com>

Wed, Mar 16, 2022 at 1:40 PM

To: Latham Jenkins <latham@circ.biz>, "Kurt J. Harland, Brokers of Jackson Hole Real Estate" <kurt@bhhsjacksonhole.com>, Jim Lewis <jamesl5546@gmail.com>, Corbin McNeill <camcneilljr@gmail.com>, Maria Johnson <mariajohnson53@gmail.com>, michael minter <trewil@hotmail.com>, jwillott@aol.com, Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Board,

It was brought to my attention that the draft minutes for the February meeting had been posted on the ISD website yesterday. I had requested that my comments at the meeting be accurately presented; the Chairman's comment was ... " put them in writing if you want them accurate."

With that guidance, please correct the minutes or attach this for accuracy.

Please replace this section: Public comment on 12/16/21 minutes

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

With the following:

Warren Machol commented:

A) That the written Minutes continue to lack Accuracy and Transparency.

Warren also again asked that the Zoom calls be recorded and posted to resolve the problems in errors and omissions.

B) Mr. Machol pointed out that Section #1 guest speaker was not minutes of the meeting but actions taken by the board members after the session was completed. Warren went on to say that this is another board action to stifle conversation about basic economics and fair and equitable taxation of members to operate the water system.

- Mr. Machol pointed out he emailed the board to expressly point out the Malfeseance in changing the rules and not responding to written questions. (attached below)
- The same tactics the board imposed regarding the WWDC report presentation with Nelson engineering.
- In addition, Warren took umbrage that no time was allowed to ask questions of Mr. Brown. A consultant paid over **\$7500** of tax dollars and

admitted he only did what he was instructed to do by Jim Lewis, which he found both complex and challenging.

D) Mr. Machol pointed out that the comments made in point #7 of the 12 16 22 minutes were both inaccurate and incomplete by omission.

- Warren stated that he disagreed with the compound assumptions made in the WWDC report that indicated a potential in a typical annual four-week period if a well failed to meet irrigation needs. Further, before spending thousands of dollars, further analysis should be performed to determine if additional water is required given the opinion of John Williot who performed substantial analysis on our well capacity.
- **THE REMAINDER WAS OMITTED FROM THE ORIGINAL MINUTES**
 - Jim Lewis then said it would only cost Skyline \$59,000 to drill the wells, which was not very much.
- Warren asked Jim how much has been spent to date with Nelson engineering, legal and other consultants.
- Jim refused to answer the question and said he had no idea.
- Mr. Machol then asked Mr. Lewis to clarify was he saying there was no budget for applying for the Grant for the well. He further asked how much has been spent to date getting the loan for Meters?
 - Mr. Lewis again refused to answer the question.

E) Mr. Machol again requested that the Board Treasure report include amounts in both the water and road reserves each month

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

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

Warren Machol

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

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

 letter to board to attached to miniutes 2 24 22.pdf
169K

Warren Machol <wlm.assoc@gmail.com>

Thu, Mar 17, 2022 at 1:50 PM

To: Latham Jenkins <latham@circ.biz>, "Kurt J. Harland, Brokers of Jackson Hole Real Estate" <kurt@bhhsjacksonhole.com>, Jim Lewis <jamesl5546@gmail.com>, Corbin McNeill <camcneilljr@gmail.com>, Maria Johnson <mariajjohnson53@gmail.com>, michael minter <trewil@hotmail.com>, jwillott@aol.com, Worthy Johnson <wjohnson@lawrencecapitalmgt.com>, Skyline Ranch Improvement & Service District <info@skylineranchisd.com>

It was pointed out I have forgotten to include the info email address. My apologies for the oversight.

I look forward to seeing everyone at 4 pm.

Warren

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



Jim Lewis <jamesl5546@gmail.com>

Skyline Ranch Water Utility Process.....

7 messages

Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Wed, Mar 16, 2022 at 4:08 PM

To: "jkilpatrick@nelsonengineering.net" <jkilpatrick@nelsonengineering.net>, Skyline Ranch Improvement & Service District <info@skylineranchisd.com>

Cc: "mariajohnson53@gmail.com" <mariajohnson53@gmail.com>

Hello Josh and the SRISD Board.....After trying to plow through the 100's of pages of the various Water Questions, studies and various professional answers, I wanted to ask Josh-now the appointed Skyline Ranch ISD engineer-a question:

What is the approximate cost of upgrading both wells-replace with larger motors-upgrade the existing electrical & rehouse it-replace the generator to a higher voltage to allow the 2 wells to run synchronously vs sequentially-changing out the control system accordingly, etc. so as to overcome various existing problems identified in the WWDC Study? Someplace, I read \$350,000+/-.

Second, would we be eligible for grants split approximately 33% paid by Skyline residents for this aspect of the program? What are the drawbacks of such an approach vs drilling well #4?

When was the last time The Skyline Ranch Water Utility complied with the DEQ?

Thank you...Worthy & Maria Johnson

Kindly attach to the Minutes along with Josh's answer.....Education here is key.....

FW: Getting Updated info from JW's 2017 Presentation?

Kurt Harland <thekurtharland@gmail.com>

Wed, Mar 23, 2022 at 3:53 PM

To: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Cc: "clearwateroperations@gmail.com" <clearwateroperations@gmail.com>, Dave Adams <daveadams.tfc@gmail.com>, Carly Schupman <office@skylineranchisd.com>, Skyline Ranch Improvement & Service District <info@skylineranchisd.com>, Josh Kilpatrick <jkilpatrick@nelsonengineering.net>

Worthy,

Regarding your email, Josh is the District Engineer but he's executing things relating to the Level II study at the direction of the Board. He is not available, at District expense, to provide separate services to homeowners, which include answering questions.

In the recent request for production well data that Emily provided, as that is a normal activity she routinely performs, it's a normal deliverable to the District.

Allow me to answer a couple of your questions from the report:

Section 9 (pages 59-62)- the cost is nearly the same and 67% grant funding would be available. The groundwater exploration grant for a new well is 75% grant funded.

Please reread the section in the main study on the well. Well #2 is unlikely to meet future demands. Also take a look at page 15, specifically Cathy Clay's statement on needed flow for fire protection. Long term the direction being taken is to secure sufficient water supplies (and increased adjudicated water rights), with an additional easement, to provide Skyline with flexibility in the future, which may include fire flow protection, once the main water line is replaced.

As you know the board has approved going forward with the groundwater exploration grant.

Thanks,

Kurt










Skyline DRAFT 3-17-2022 Minutes -2-2 (1)

Final Audit Report

2022-05-05

Created:	2022-05-02
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqx5V3koeOIBObEuQuCscODA3JZmp18eh

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