

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 **May 16, 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 4:06 p.m.

Directors present: Latham Jenkins, Secretary, and Jamie Streator (Zoom), Treasurer.

REVIEW AND APPROVE MINUTES OF March 21, 2024 (Video time: 00:00:52)

A motion was made by Secretary Jenkins and seconded by Treasurer Streator to approve the minutes with the removal of the sentence “Subsequently, the board decided that the same split would be for maintenance”. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT (Video time: 00:01:45)

Worthy Johnson regarding the need to remove the sentence “Subsequently, the board decided that the same split would be for maintenance”

REVIEW AND APPROVE MINUTES OF April 18, 2024 (Video time: 00:07:08)

A motion was made by Secretary Jenkins and seconded by Treasurer Streator. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

No Public Comment

CHANGES TO THE AGENDA (Video time: 00:07:38)

Secretary Jenkins asked to add the following topic:
Speeding in the Neighborhood

ADOPTION OF THE AGENDA (Video time: 00:08:25)

A motion was made by Secretary Jenkins to approve the agenda with the addition of Speeding in the Neighborhood and seconded by Treasurer Streator. Secretary Jenkins 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: 00:08:48)

No Public Comment

CORRESPONDENCE RECEIVED BY THE DISTRICT OFFICE (Video time: 00:09:04)

Worthy Johnson 3/25/24 regarding road measurements.
James Miller 3/25/24 regarding refundable road deposit invoice.
Worthy Johnson 3/25/24 regarding road measurements.
James Miller 3/26/24 regarding landscaping timeline.
Warren Machol 4/10/24 regarding the public meeting minutes.
Warren Machol 4/10/24 regarding the items omitted from the public meeting minutes.
Worthy Johnson 4/10/24 regarding project overruns.
Carolyn Warziniack 4/11/24 regarding backflow preventer.
David Burke 4/15/24 regarding construction parking.
Warren Machol 4/15/24 regarding March 14, 2024 public meeting minutes.
Warren Machol 4/15/24 regarding March 14, 2024 public meeting minutes.
Warren Machol 4/15/24 regarding March 14, 2024 public meeting minutes.
Warren Machol 4/15/24 regarding March 14, 2024 public meeting minutes.
Carl Daavettila 4/16/24 regarding construction parking.
Worthy Johnson 4/17/24 regarding road allocation expense.
Suzanne Lagerman 4/18/24 regarding OSLI.
Worthy Johnson 4/18/24 regarding request for correspondence to be included in 3/21/24 minutes.
Warren Machol 4/19/24 regarding fully costed accounting of water meter project.
Maria Johnson 4/25/24 regarding chip seal proposal.
Warren Machol 5/14/24 regarding backflow preventer information.
Corbin McNeill 5/14/24 regarding bond election ballot.
Corbin McNeill 5/14/24 regarding bond election ballot.
Warren Machol 5/16/24 regarding backflow prevent information.

REVIEW 10-MONTH FEBRUARY ACTUALS VS. FULL YEAR FY 2023-2024 BUDGET (Video time: 00:13:24)

The April 30, 2024 Actuals vs. 2023-2024 Budget were reviewed by Jamie Streator and Wendy Meyring.

REVIEW OF APRIL 30, 2024 TREASURY REPORT

Operating Checking Account – FIB – (\$22,576.51)
 Operating Savings Account – FIB - \$81,071.57
 Operating Reserve Account – WGIF - \$27,041.82

Road Reserve Account – FIB - \$2,727.47
 Road Reserve Account – WGIF - \$483,150.92

Water Reserve Account – FIB - \$14,186.36
 Water Reserve Account – WGIF - \$162,434.64

Well #4 – WGIF - \$(3,360.41)

Total Cash on Hand as of 04/30/2024 \$744,675.86

APPROVE PAYMENT OF INVOICES (Video time: 00:23:54)

A motion was made by Treasurer Streator to approve the payment of \$29,056.86 of monthly bills and Secretary Jenkins seconded the motion. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT (Video time: 0026:10)

John Willott regarding legal expenses.

Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
5/1/2024	Mountain Property Management		Monthly Management	5/1/2024	\$3000.00
5/10/2024	Latham Jenkins		reimbursement for website expenses	5/10/2024	\$386.85
5/10/2024	Mountain Property Management		reimbursement for election envelopes	5/10/2024	\$56.00
5/10/2024	Lower Valley Energy		acc#294586003	5/10/2024	\$159.65
5/10/2024	Lower Valley Energy		acc#294586002	5/10/2024	\$84.19
5/10/2024	Lower Valley Energy		acc#294586001	5/10/2024	\$32.67
5/10/2024	Nelson Engineering	64336	water system work	5/10/2024	\$200.00
5/10/2024	Nelson Engineering	64336	chipseal and road survey work	5/10/2024	\$7965.00
5/10/2024	Clearwater Operations & Services	2073	monthly contract	5/10/2024	\$600.00
5/10/2024	Clearwater Operations & Services	2073	check lot issues	5/10/2024	\$50.00
5/10/2024	Thompson Palmer & Associates PC	29924	audit - per meter loan requirements	5/10/2024	\$14375.00
5/10/2024	Hess D'Amours & Krieger, LLC	8645	loan, rules, election and other work 3/8-4/15/24	5/10/2024	\$2147.50
Total for Skyline Improvement & Service District					\$29056.86
Grand Total - both Pages					\$29,056.86

APPROVE REVISED 2023-2024 BUDGET (Video time: 00:27:11)

A motion was made by Secretary Jenkins to approve the Revised 2023-2024 Budget and Treasurer Streator seconded the motion. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT

John Willott asking what items were changed.
 Worthy Johnson asking if the revised budget has been posted to the website.

John Willott regarding the revised budget being compared to actual.

Skyline Ranch ISD Final Budget FY 2023-2024			5/15/2024				
Acct. No.	Owner REVENUES	Road	Water	Total			
5110	Road Maintenance Assessment	\$55,000		\$55,000			
5120	Road Overlay Assessment	\$20,653		\$20,653			
5112	Road Chipseal Assessment	\$22,762		\$22,762			
5111	Road Overhead Assessment	\$9,700		\$9,700			
	Water Owner Reimbursement & Connection Fees						
	Water Assessment - SLIB Loan Repayment - 20Yr		\$7,081	\$7,081			
	Water Assessment - Road Reserve Loan Repayment 5Yr		\$11,750	\$11,750			
5135	Water Maintenance Assessment		\$17,000	\$17,000			
5125	Water System User Fees		\$45,660	\$45,660			
	Prior Year Adjustment						
5137	Water Overhead Assessment		\$60,915	\$60,915			
	TOTAL OWNER REVENUES	\$108,115	\$142,406	\$250,521			
	Other Income						
5100	Interest Income Operations Account	\$1,500	\$1,500	\$3,000			
	Interest Income Road Reserve	\$19,990		\$19,990			
	Interest Income Water Reserve		\$7,480	\$7,480			
	Loan from Road Reserve (Well #4)	\$0	\$49,375	\$49,375			
	WWDC Well #4 Exploration Grant	\$0	\$148,125	\$148,125			
	Water Supply and Storage Grant		\$20,100	\$20,100			
	Water Supply and Storage SRF Loan		\$9,900	\$9,900			
	SLIB radio-read Meter Loan	\$0	\$137,500	\$137,500			
	TOTAL Other REVENUES	\$21,490	\$373,980	\$395,470			
	TOTAL Combined REVENUES	\$129,605	\$516,386	\$645,991			
	EXPENSES						
6149	Advertising	\$300	\$900	\$1,200			
6040	Bonding	\$105	\$105	\$210			increase in bonds
6041	Clerical Contract Services	\$9,900	\$26,100	\$36,000			new split 50/50 of bookkeeping
6120	Contract Labor Roads	\$6,045		\$6,045			adjusted to actuals
6121	Water Contingency		\$8,000	\$8,000			
	Water - Easement Purchase Well #4		\$6,000	\$6,000			
6127	Insurance - Board of Directors	\$250	\$250	\$500			
6128	Insurance - Equipment		\$1,300	\$1,300			adjusted to actuals
6148	Office Supplies	\$400	\$400	\$800			
6044	Legal Professional Fees	\$9,813	\$14,813	\$24,625			road engineering work, water legal
	Audit Fees	\$7,188	\$7,189	\$14,377			adjusted to 50/50
6132	Water Repair & maintenance		\$34,998	\$34,998			adjusted to actuals
	Water Reserve Acct		\$9,320	\$9,320			
6126	Road Reserve Acct Overlay	\$17,246		\$17,246			
6126.2	Road Reserve Acct Chipseal	\$19,168		\$19,168			
6207	Snow Removal	\$37,100		\$37,100			
6220	Utilities	\$400	\$4,660	\$5,060			
6119	Water Operations		\$7,200	\$7,200			
6221	Water Testing Expense		\$2,640	\$2,640			
6219	Water Leak Detection		\$0	\$0			
6043	Website Administration	\$200	\$200	\$400			adjusted to actuals
	Water Loan Repayment - 20 Yrs. SLIB Water Meters		\$7,081	\$7,081			
	Water Loan Repayment - 5 Yrs. Road Reserve Well#4 borrowing		\$11,750	\$11,750			
	TOTAL CASH EXPENSES	\$108,115	\$136,906	\$245,020			\$5005 moved to well #4 overages
	EXPENSES						
	Capital Projects						
	Well #4		\$203,000	\$203,000			adjusted for overages for disinfection
	Radio-Read Meters		\$137,500	\$137,500			
	Water Supply and Storage		\$30,000	\$30,000			
	Total Capital Expenses		\$370,500	\$370,500			
	TOTAL CASH DISBURSEMENTS (Expenses)	\$ 108,115	\$ 507,406	\$ 615,520			
	Budgeted Cash Receipts in Excess of Expenses	\$1	\$5,501	\$5,501			
	NET BUDGETED INCREASE/(DECREASE) in CASH (Interest Income)	\$21,491	\$8,981	\$30,471			

APPROVE RESOLUTION OF INTENT #2024-3 (Video time: 00:31:08)

A motion was made by Secretary Jenkins to approve the Resolution 2024-03 – Resolution of Intent to Order Improvement to be Paid by Special Assessment contingent on confirming with Paul D’Amours that the \$10,611.11 figure is accurate, and Treasurer Streator seconded the motion. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT

John Willott asked what numbers listed are driving the \$618.05 in assessments.
 John Willott asked if the assessment amount has been submitted to the county.

RESOLUTION NO. 2024-03

**SKYLINE IMPROVEMENT AND SERVICE DISTRICT
 RESOLUTION OF INTENT TO ORDER IMPROVEMENTS
 TO BE PAID FOR BY SPECIAL ASSESSMENT**

Pursuant to Wyoming Statutes §§ 18-12-112 and 18-12-116, the undersigned Board of Directors (the “Board”) of the Skyline Improvement and Service District, a duly formed Wyoming improvement and service district, (the “District”), hereby resolves as follows:

WHEREAS, pursuant to its Petition of Formation, District has the power to acquire or construct and operate water facilities and to provide services for the collection and supply of water for domestic use; and

WHEREAS, the District has determined that it is in the best interest of the District to make the following improvements to the Skyline water system: placing into service water well no. 4, replacing well pumps in water well nos. 2 and 3, upgrading electrical supply, replacing water transmission pipe and valves, and rehabilitating the water supply control storage tank (the “Improvements”); and

WHEREAS, the Board intends to impose a special assessment to pay for the Improvements; and

WHEREAS, the imposition of a special assessment must be preceded by notice and a hearing pursuant to Wyoming Statute § 18-12-117.


NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board intends to order Improvements to be paid for by special assessment as follows:

1. The nature of the Improvements are:

Placing into service water well no. 4, replacing well pumps in water well nos. 2 and 3, upgrading electrical supply, replacing water transmission pipe and valves, and rehabilitating the water supply control storage tank.
2. The extent of the District to be improved is the entire District, which is described in **Exhibit A** attached hereto and incorporated herein by this reference.
3. The probable cost of the Improvements as shown by estimates of a qualified engineer is \$1,403,000, \$448,000 of which shall be paid for by a grant from the Wyoming Water Development Commission and the remaining \$955,000 of which shall be paid for by a Wyoming Drinking Water State Revolving Fund loan if approved by the State and by voters of the District. Based upon 90 total assessment units in the District, the probable cost of the Improvements per unit of assessment, to be paid for by special assessment, is \$10,611.11. For purposes of allocating costs of the Improvements among the property owners in the District in accordance with the benefits to each property, each residential and vacant lot in the District shall be treated as one (1) assessment unit. The allocation units for each property in the District is shown on **Exhibit B** attached hereto and incorporated herein by this reference.
4. The cost of the Improvements shall be paid over a term of twenty (20) years by a special assessment against each residential and vacant lot within the District, which shall be collected with county property taxes. Based on the estimated interest rate for the financing of the costs of the Improvements, the total estimated cost to pay for the Improvements including the cost of engineering, design and construction, is \$1,104,805. The costs are to be divided among the property owners of the District whereby each assessment unit will pay approximately \$618.05 per year over the 20-year assessment. In the event the District receives anticipated loan forgiveness of 25% of the total loan amount, the total estimated cost to pay for the Improvements including the cost of engineering, design and construction, will be \$828,603 which, when divided among the property owners of the District whereby each assessment unit will pay approximately \$463.54 per year over the 20-year assessment. The special assessment shall begin in 2024.
5. The Board will consider a resolution authorizing such improvements at a public hearing to be held on June 12, 2024 at 4:00 p.m. at the offices of Mountain Property Management, 250 Veronica Lane, Jackson, Wyoming 83001.
6. Maps, estimates and schedules showing the proposed Improvements, the approximate amounts to be assessed, and all resolutions and proceedings shall be placed on file and may be seen and examined at the office of Mountain Property Management, 250 Veronica Lane, Jackson, Wyoming 83001.
7. All complaints and objections concerning the proposed Improvements by owners of property subject to assessment will be heard and considered by the Board before final action under provisions of the Wyoming Administrative Procedure Act, Wyoming Statute §§ 16-3-101 through 16-3-115, at the hearing on June 12, 2024. All objections must be in writing and received by the Board prior to the hearing or hand delivered at the hearing. Objections may be sent to the Board at Skyline Improvement and Service District c/o Mountain Property Management, PO Box 2228, Jackson, Wyoming 83001, Attention: Latham Jenkins, Secretary of the Board of Skyline Improvement and Service District.
8. A copy of the Resolution as finally adopted shall be recorded by the Teton County Clerk, who shall, within 60 days after the adoption of the Resolution, deliver written Notice by mail or otherwise to each owner of the property to be assessed of the amount of the assessment, the purpose for which the levy is made, the tax against of each lot or parcel of land, and the date each installment becomes delinquent. The Teton County Clerk shall also notify each owner of property the amount of any operation and maintenance charges to be assessed within sixty (60) days after the assessment is approved by the Board of County Commissioners under Wyoming Statute section 18-12-112 (a) (xxi).

ADOPTED AND APPROVED this 16th day of May, 2024.

SKYLINE
IMPROVEMENT AND SERVICE
DISTRICT


Kurt Harland (Jul 23, 2024 09:59 MDT)

Kurt Harland, President
Board of Directors

ATTESTED:

 Latham Jenkins Secretary
 Board of Directors

APPROVE CHIP SEALING PROPOSAL (Video time: 00:41:09)

A motion was made by Secretary Jenkins to approve the Evan’s Construction revised chip sealing proposal of \$297,414.00 and Treasurer Streater seconded the motion. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT (Video time: 00:43:23)

John Willott commented that the Skyline roads are better than most roads in California. Worthy Johnson asked what was removed from the bid to get the reduced bid number.

BID TABULATION
SKYLINE RANCH 2024 STREET SURFACING

ITEM	SPEC SEC.	ITEM DESCRIPTION	UNIT	QNTY	Evans Construction	
					UNIT PRICE	TOTAL PRICE
1	02000	Mobilization	LS	1	\$ 36,000.00	\$ 36,000.00
2	02005	Force Account	LS	1	\$ 15,000.00	\$ 15,000.00
3	01570	Traffic & Access Control	LS	1	\$ 10,720.00	\$ 10,720.00
4	02210	Excavation Below Subgrade	CY	16	\$ 160.00	\$ 2,560.00
5	02231	Crushed Base	TON	10	\$ 170.00	\$ 1,700.00
6	02231	Pit-run Sub-base	TON	20	\$ 160.00	\$ 3,200.00
7	02555	Asphalt surface cut and Patch-Hand Placement	SF	90	\$ 39.00	\$ 3,510.00
8	02555	Asphalt surface cut and Patch-Machine Placement	SF	540	\$ 20.00	\$ 10,800.00
9	02556	Asphalt Surface Crack Seal	LF	8,300	\$ 2.60	\$ 21,580.00
10	02552	Chip Seal	SY	34,730	\$ 6.20	\$ 215,326.00
11	02552	Pavement Markings	LS	1	\$ 6,580.00	\$ 6,580.00
Total:					\$	326,976.00

Rev. 4/24/2024	
Evans Construction	
UNIT PRICE	TOTAL PRICE
\$ 33,500.00	\$ 33,500.00
\$0 - Force Account, or unforeseen extra work unlikely for this project.	
\$ 9,878.00	\$ 9,878.00
\$0 - Assume generated asphalt millings can be used as base for leveling, otherwise no subgrade repair is required.	
\$ 39.00	\$ 3,510.00
\$ 20.00	\$ 10,800.00
\$ 2.60	\$ 21,580.00
\$ 6.20	\$ 215,326.00
\$ 2,820.00	\$ 2,820.00
\$	297,414.00

WATER SUPPLY BOND ELECTION INFORMATION (Video time: 00:45:13)

Bond Election ballots will be mailed on May 17, 2024. Certification of the vote will be conducted the evening of June 11, 2024. An email will be sent to owners with this information.

PUBLIC COMMENT (Video time: 00:46:47)

Maria Johnson regarding chip seal proposal as the reduction in the pavement markings is significant. Worthy Johnson asked if hooking well #4 up is a capital expense. Are grant funds available for this project? Bob Norton noted that the grant will pay for 50% of hooking up well #4. But, grant funds are not available for any modifications to wells 2 and 3.

BACKFLOW PREVENTER UPDATE (Video time: 00:50:26)

Nelson Engineering’s list of properties that need backflow preventers included 28 meter locations. As of this meeting, 9 of the 28 locations have provided proof of installation. The deadline for installation is Jun 30, 2024.

AUDIT REPORT (Video time: 00:51:22)

Audit report has been finalized and is posted on the Skyline website. The report has been sent to the State of Wyoming as a requirement of the recent loan. The state has acknowledged receipt. All required transactions provided by the auditors have been made to the district’s financial statements.

PUBLIC COMMENT (Video time: 00:51:55)

John Willott asking if the auditors provided any recommendations. If so, may he get a copy of them.

WELL # 4 EASEMENT (Video time: 00:54:14)

The district is waiting on feedback from Wendy Morgan regarding her preference of signing an Amended and Restated Easement vs. an addendum to the existing easement document. Chair Harland will be asked to reach out to Wendy to discuss signing the document.

VOTE TO AUTHORIZE CHAIR HARLAND TO SIGN WWDC GROUND WATER EXPLORATION GRANT AFFIDAVIT (Video time: 00:55:44)

A motion was made by Secretary Jenkins to authorize Chair Harland to sign the WWDC Ground Water Exploration

Grant Affidavit and seconded by Treasurer Streater. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT

John Willott asked if this affidavit is for the well project.
Bob Norton noted this affidavit is to finalize the well #4 grant.

SPEEDING (Video time: 00:59:32)

The topic of installing speed bumps or digital speed signs was discussed to help reduce/control speeding. No action was taken on this matter at this time.

TETON CONSERVATION DISTRICT REPORT (Video time: 1:07:07)

The district received a report in 2021 from the Teton Conservation District noting overgrown vegetation over the roads. Mountain Property Management will contact Arbor Works and Frontier Landscaping to obtain proposals for the work noted in the 2021 report. A grant, through the Teton Conservation District, may be available. The findings will be presented at a future meeting.

NEXT BOARD MEETING – THURSDAY, JUNE 20, 2024 (Video time: 01:19:23)

ADJOURNMENT (Video time: 01:19:32)

A motion was made by Secretary Jenkins and Treasurer Streater seconded the motion. Secretary Jenkins called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 5:22 p.m.

Approved


Latham Jenkins (Aug 9, 2024 16:18 MDT)

Latham Jenkins
Secretary

Approved


James Streater (Jul 23, 2024 13:37 EDT)

James Streater
Treasurer

CORRESPONDENCE RECEIVED SINCE MARCH 22, 2024

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Monday, March 25, 2024 3:16 PM
To: wendy@mpmjh.com; Leah Duke <leah@mpmjh.com>
Cc: mariajjohnson53@gmail.com
Subject: Skyline Ranch Road Measurements.....
Importance: High

Hi MPM.....Please give me the Road split (%age-wise) between the 1st & 2nd Filing when splitting up payment for Road Expenses on our taxes:

Something like 30-70ish?

Thank you and have a very Happy Easter weekend.

Best,



From: James Miller <jim@tetonrealestate.us>
Sent: Monday, March 25, 2024 5:37 PM
To: Skyline Ranch ISD - Office <office@skylineranchisd.com>
Subject: RE: Skyline Ranch

Hi Dave,

I am having a hard time finding your invoice when I started the job at 355 Meadowlark. I feel like I paid a refundable deposit for road damage. I see I paid \$11,707.50 on 5/16/22. At the very least could you provide a copy of that invoice? Thanks.

Jim Miller
Boardwalk Real Estate, Manager
Teton Real Estate, Manager
570-527-7537
PO Box 610 (USPS)
Wilson, WY 83014

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Monday, March 25, 2024 5:59 PM
To: Wendy Meyring <wendy@mpmjh.com>; Leah Duke <leah@mpmjh.com>
Cc: mariajjohnson53@gmail.com
Subject: RE: Skyline Ranch Road Measurements.....

In receipt....How do we get the linear footage of each and every road in Skyline Ranch (individually)?

Thank you, Worthy

From: James Miller <jim@tetonrealestate.us>
Sent: Tuesday, March 26, 2024 11:33 AM
To: Skyline Ranch ISD - Office <office@skylineranchisd.com>
Subject: RE: Skyline Ranch

Thanks.

I hope to do my landscaping at the end of next month. Do they want that done before they inspect or can we inspect now?

Jim Miller
Boardwalk Real Estate, Manager
Teton Real Estate, Manager
570-527-7537

PO Box 610 (USPS)
Wilson, WY 83014

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Wednesday, April 10, 2024 10:27 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Fwd: Today's Skyline Ranch ISD Town Hall meeting at 5:30

Wendy,

The public meeting minutes provided to members on the evening of 4/8 lack attachments and written comments. In addition, the transcription is incomplete, with substantial omissions and errors in what was spoken vs what was written. This forwarded original e-mail sent on March 14 should be noted and included in the public meeting minutes.

I will, under separate cover, provide other written documents that need to be attached, all of which members of the board were copied.

All the best

Warren

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

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Wednesday, April 10, 2024 11:32 AM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Jamie Streater <jstreater58@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; Kurt Harland <thekurtharland@gmail.com>
Cc: John Willott <jawillott@gmail.com>; Anderson, Jeffrey B <Jeffrey.Anderson@tcw.com>
Subject: Fwd: Material that I have sent to Wendy to have available at the Town hall today. JOHN

Wendy,

Here are additional items omitted from the Public meeting of March 14, 2024 minutes distributed to members 24 hours ago for approval this afternoon. The minutes, as presented, state there were no submitted written materials. This is an error.

All the information in the forwarded email below was presented as written information before the meeting. Please attach the relevant omissions to the minute's preparation.

Specifically, I would like to focus attention on the disagreement between Bob Norton (previous president of Nelson Engineering, vested contractor) and the other nonaffiliated members of the infrastructure committee. The Infrastructure Committee meeting recommendation from Bob Norton and the rebuttal from members Williot and Anderson explain the state of decision-making based on belief vs. facts. Both Williot and Anderson said **proceeding with the current plan in the WWDC without getting real-time information and reviewing alternatives in the context of current water usage trends was an error in judgment.**

Please also look at the written minutes vs. the recording for material omissions regarding what was said and presented. As one example, please note the discussion of the only way to add storage is a 100,000-gallon tank 170' in the air, as presented by Josh from Nelson Engineering. This entire item has been omitted from the written minutes. This nonsense reply was intended to deflect the infrastructure committee's suggestion to research storage alternatives vs. a complex VFD system at both lower cost and not a science project. **Josh could not support his proposal with one example of a water system without storage using VFD drive pumps.**

John Williot, an esteemed geological engineer responsible for thousands of wells, has made clear that well 4 should never have been drilled as water was not needed at this time. John has further questioned why this unproven science project needs to be reevaluated and value-engineered. Why has he and others who will not make money from this project been ignored?

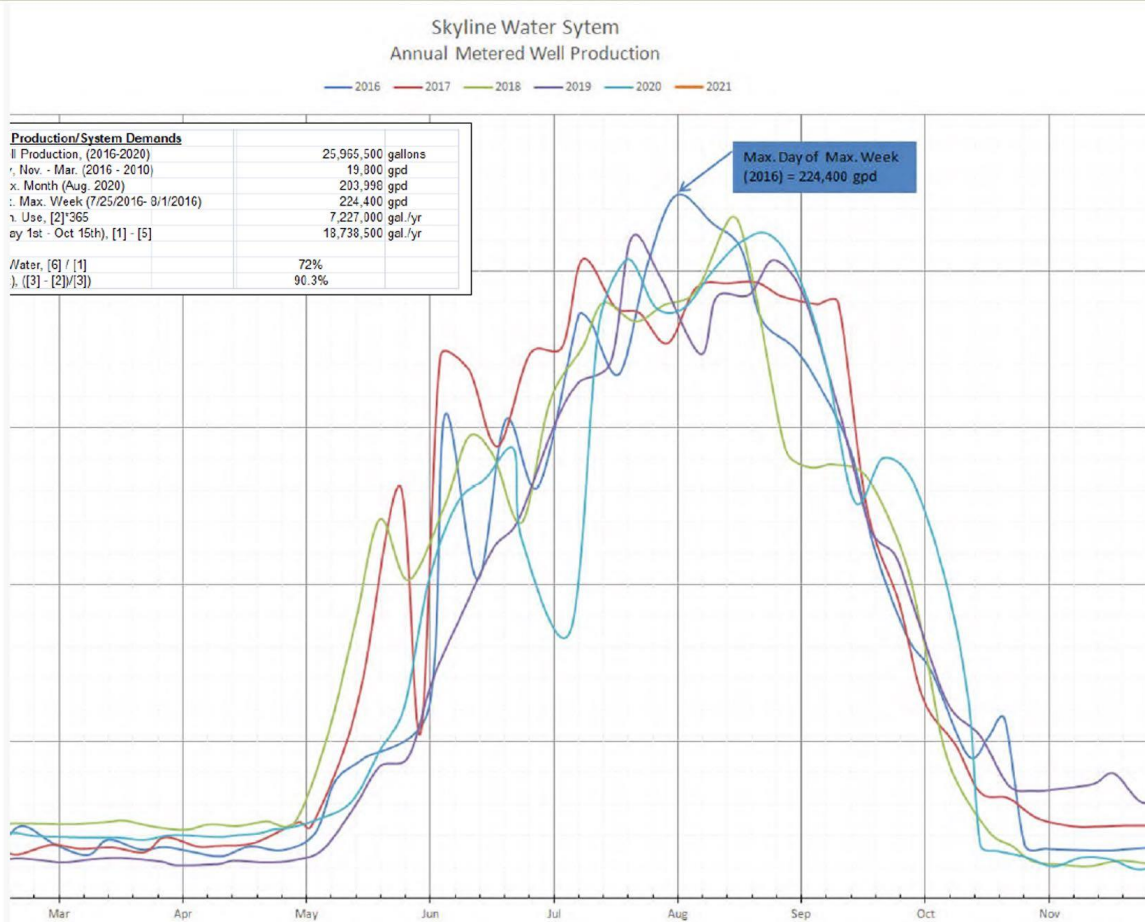
I look forward to seeing a better set of complete minutes that will be used and presented to the WWDC to justify borrowing what appears to be a massive boondoggle on an unneeded, unproven, and complex +1.4 million dollar project.

I hope there is a pause and reflection on the current needs of the ISD water system.

All the best

Warren

WLM Associates
 500 NW Ridge Rd
 Jackson WY 83001
 307 734 1920 (o)



917 455

***SUMMARY OF EXISTING DEMANDS**

Description	Demand (gpd)	Demand (gpm)	Demand/Lot (gpd)
Average Day	63,500	45	756
Average Winter Day	11,900	9	142
Maximum Month Ave. Day	189,600	132	2258
Ave. Day on Max. Week	209,700	146	2497
Max. Day (1.25 x Max. Week)	262,200	183	3122
Peak Hour (2.5 x Ave. Day)	-	329	-

*Existing Demands for 84 lots w/ 13 lots containing ARUs. Demands include current unaccounted for water.

***SUMMARY OF FUTURE DEMANDS**

Description	Demand (gpd)	Demand (gpm)	Demand/Lot (gpd)
Average Day	93,400	65	1038
Average Winter Day	13,600	10	152
Maximum Month Ave. Day	279,000	194	3100
Ave. Day on Max. Week	320,100	223	3557
Max. Day (1.25 x Max. Week)	400,100	278	4446
Peak Hour (2.5 x Ave. Day)	-	484	-

*Future Demands for 90 lots w/ 35 lots containing ARUs in the next 30-yr. Demands include

7470 (c)

Skyline Level II - Recommended Water System Improvements								
Description	[A] Quantity	[B] Unit	[C] Anticipated Year of Completion	[D] Unit Price, inflated based on Year in [C]	[E] Total Cost Incl. Multipliers	[F] WWDC Grant Eligible	[G] WDSRF Loan Eligible	[H] Paid with SISD Budget (2021/2022)
WATER SUPPLY								
New System Control - LCP	1	LS	2025	\$ 58,750	\$ 80,194	\$ 53,730	\$ 26,464	\$ -
Well #4 - Groundwater Exploration	1	LS	2022	\$ 171,920	\$ 234,671	\$ 176,003	\$ 58,668	\$ -
75KVA Consumer Service Transformer	1	LS	2025	\$ 18,780	\$ 25,635	\$ 19,226	\$ 6,409	\$ -
Well #4 - Completion	1	LS	2025	\$ 134,140	\$ 183,101	\$ 122,678	\$ 60,423	\$ -
ULH VFDs for Wells #2 & #3	2	EA	2025	\$ 12,960	\$ 35,381	\$ -	\$ 35,381	\$ -
Well #2 Equipment Manhole Repairs	1	LS	2025	\$ 10,960	\$ 14,960	\$ -	\$ 14,960	\$ -
Well #3 Manhole Repairs	1	LS	2025	\$ 7,880	\$ 10,756	\$ -	\$ 10,756	\$ -
Generator Controls and Backup Electrical Service	1	LS	2025	\$ 4,440	\$ 6,061	\$ 4,061	\$ 2,000	\$ -
Building Enclosure for Electrical at Well Site	144	SF	2025	\$ 440	\$ 86,486	\$ 57,946	\$ 28,541	\$ -
Generator Natural Gas Conduit (875 L.F.)	1	LS	2025	\$ 5,390	\$ 7,357	\$ -	\$ 7,357	\$ -
Totals:					\$ 684,700	\$ 433,700	\$ 251,000	\$ -
WATER STORAGE								
Seal Building Block Walls	1	LS	2025	\$ 4,360	\$ 5,951	\$ 3,987	\$1,964	\$ -
Power Service from Well Site	1	LS	2025	\$ 24,320	\$ 33,197	\$ 22,242	\$10,955	\$ -
Fiber Line from Tank to Well Site (840 LF)	1	LS	2025	\$ 7,240	\$ 9,883	\$ 6,621	\$3,261	\$ -
Water System Controls	1	LS	2025	\$ 63,940	\$ 87,278	\$ 58,476	\$28,802	\$ -
Replace Tank Piping	1	LS	2025	\$ 41,040	\$ 56,020	\$ 37,533	\$18,486	\$ -
Clean & Paint 5000 gal. Pressure Tank	1	LS	2025	\$ 13,000	\$ 17,827	\$ 11,944	\$5,883	\$ -
HVAC - Humidistat Interlock w/ EF	1	LS	2025	\$ 800	\$ 1,012	\$ -	\$1,012	\$ -
Disinfection System & Emergency Eyewash	1	LS	2025	\$ 7,980	\$ 10,095	\$ 6,763	\$3,331	\$ -
Misc. Building Plumbing	1	LS	2025	\$ 4,300	\$ 5,440	\$ 3,644	\$1,795	\$ -
Totals:					\$ 226,800	\$ 151,300	\$75,500	\$ -
REPLACE RESIDENTIAL WATER METERS W/ RADIO READ SYSTEM								
Residential Water Meter Replacement	85	EA	2022	\$ 720	\$ 83,538	\$ -	\$83,538	\$ -
Handheld AMR & Accessories	1	LS	2022	\$ 9,790	\$ 13,363	\$ -	\$13,363	\$ -
AMR Software, Start-Up, and Training Services	1	LS	2022	\$ 17,330	\$ 23,655	\$ -	\$23,655	\$ -
Annual Support Services & Software Upgrade	1	YR	2022	\$ 2,180	\$ 2,976	\$ -	\$2,976	\$ -
Totals:					\$ 123,600	\$ -	\$123,600	\$ -

Table 9.6: Cost Estimate of Recommended Improvements and Eligible Funding.

FIRE HYDRANT FLOW TEST				
Fire Hydrant	Flow (gpm) [1]	Pressure @ Hydrant	Residual Pressure \ Location	Notes
FH-1	860 (max)	27 psi	-	
FH-1	640 gpm	14 psi	27 PSI @ Storage Tank	Reading after 45+/- sec. Effective storage of tank (450 gal.) depleted quickly.
FH-2	920 gpm (max)	30 psi	65 PSI +/- @ Storage Tank	
FH-3	890 gpm (max)	28 psi	65 PSI +/- @ Storage Tank	
FH-4	<400 gpm, gauge limited to reading of 400 gal. or greater	5 psi	59 PSI +/- @ Storage Tank	2" PRV at Killdeer suspected of restricting flow @ FH

[1] Delivery of flows from the tank (450 gal. effective storage) and wells (300 gpm max. for one well). Pressure and flows significantly dropped after depletion of storage volume.

Infrastructure Committee
Conclusion and Recommendations
By Jeff Anderson & John Willott

Recommendations:

This summer, the following steps need to be taken.

- Install measurement tools to collect production data from wells #2 & #3 with existing pumps
- Make electrical modifications to allow #2 and #3 pumps to run concurrently
- Determining amount of water that can be pushed to the top of the hill with the existing pumps by each well #2 & #3 and both wells running together
- Check pumps #2 and #3 to see if maintenance is needed
- Detailed evaluation of debottlenecking the piping in the tank house and remove bottlenecks to increase system flow
- Evaluate the cost of additional tankage at top of the hill
 - Make cost and complexity comparison of top-of-hill storage vs. VSP pumps to pressurize the water system
- Collect data for June through September to determine the actual water demand.
 - Including Peak day and Peak hour usage
- Analyze and plan a pressure reduction zone on the top of the ridge to allow for higher pump pressures & more usable capacity in the pressure tank

All were to be done this summer before considering connecting well #4 to the ISD water system.

In our view, we did not recommend:

- Installing VSP pumps in well #2 & #3 and the electrical upgraded to power the two pumps.
- Removal of the pressure tank from the system - A system with NO tankage needs to be studied.

Conclusion:

- It is our understanding the board has already requested a grant and loan. The free option should be maintained if it can be accomplished at NO additional cost to the community.
- When the additional system data and information have been collected and analyzed, then at that time, the Infrastructure Committee will reconsider the best means to utilize the available loan and grant funds.
- No loan money should be borrowed or spent until we have studied our current system per the points above, prepared the scope of work, built a detailed plan, and agreed on the timetable.
- We believe it is OK to have a townhall meeting to inform the community that you have applied for a WWDC grant and have been approved at a lower value that we asked for.
- We believe that it is premature to have a public meeting for a vote as required by WWDC loans and Grant provisions since the Timing, Scope, and Financial obligation cannot be defined with the present information available.
- We believe that this shortage of information will be cured by the above mentioned recommendations and plan of work.

Bob,

I understand that you do not agree with our recommendations, but the ISD is asking homeowners to approve spending of more than \$900,000 and increase our tax burden.

It is proposed to spend this money replacing the pumps and motors on our existing wells.

You called an infrastructure committee meeting to go over this proposal. Was any data produced that suggested that existing wells were failing? **NO!** Have our wells ever failed to meet demand? **NO!** Were they consuming more energy or producing less water per minute? **Unknown.** Why does this need to be done now?

No data was provided on the wells other than they are 20 years old, to which I commented that our distribution system is 50 years old and failed repeatedly over the last five years.

The meeting started on complying with DEQ and EPA regulations and fire suppression. Has our system ever met the 500 gallon/minute (GPM) requirement? **NO!** Why should we do this now since even if we can get 500 gpm to the top of the hill, we cannot deliver it with our current distribution system.

Your answer to Jeff and my recommendations is **essentially** “we should do it because the WWDC study said so.” That study was used to justify the replacement of all our water meters at a cost of more than \$150K and more than an \$85 impact on the homeowners. But if we look at the data of the last two years it shows that our old meters use data matches the production data to within 2%, much better than most water systems. So, the WWDC study was wrong on our water meters.

The WWDC study completed in 2021, also predicted that demand on the water system would grow dramatically. Again, if we look at the water demand over the last five years **DEMAND HAS DROPE**D. So again, the WWDC study was wrong!

We should not indebt the community based on the WWDC recommendations without updating and testing them. That is what Jeff & I recommend that we do.

So, what is the hard data that says we need to replace our current wells pumps and motors? Why must we do it now? How will doing this benefit the community?

John

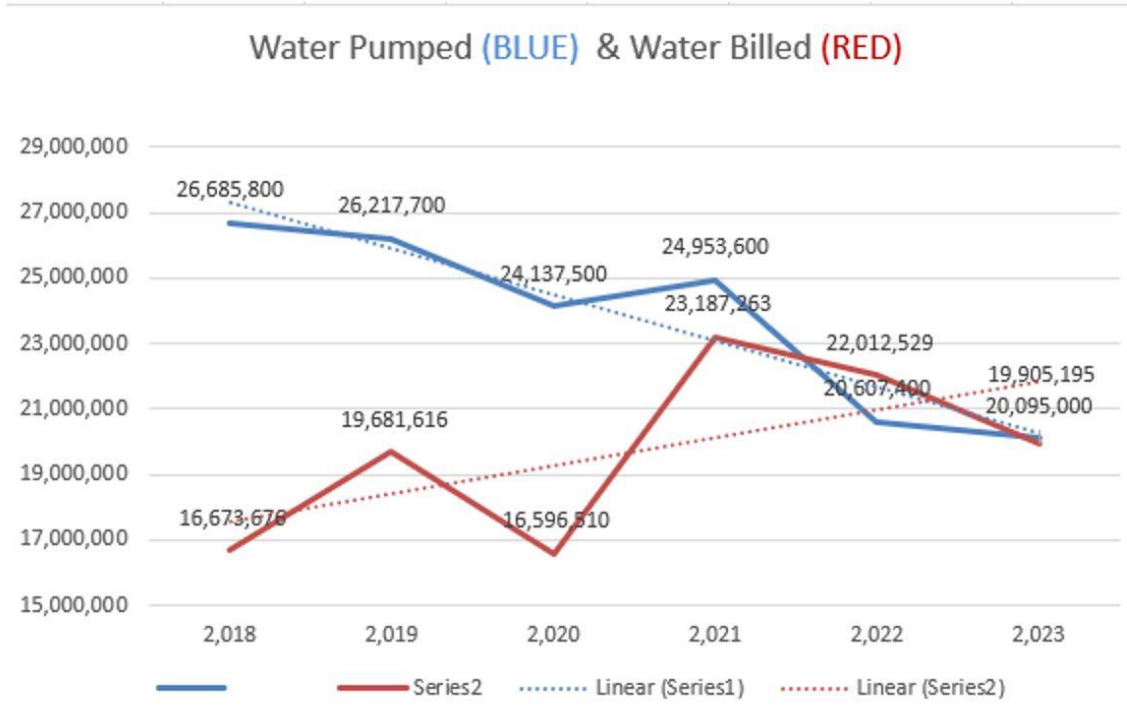
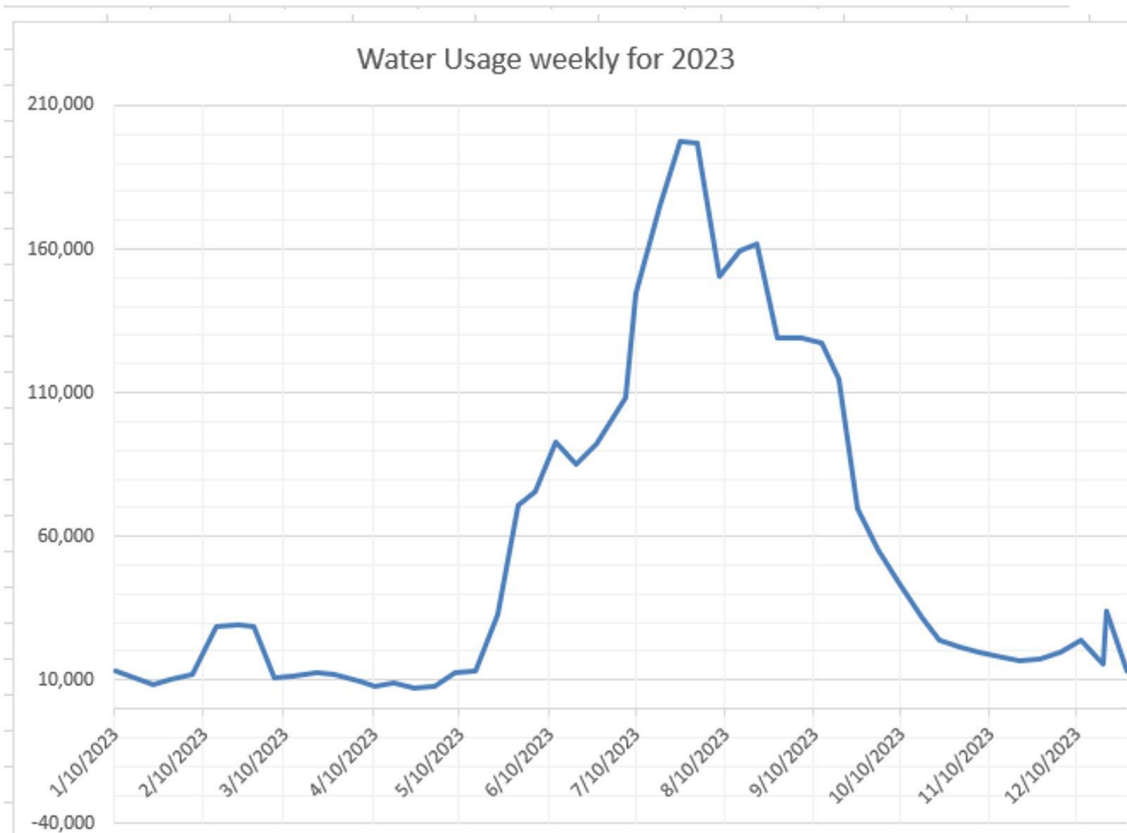


Chart #1



- New well will not add supply to system

- Bottleneck at the tank house

Gallons	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Consum	23,203,600	22,159,000	20,790,400	21,740,100	25,883,300		26,685,800	26,972,400	24,137,500	23,370,500	24,953,600	20,699,400
Annual Average	67,257	59,728	57,683	60,056	70,913		73,112	73,857	66,130	64,029	68,366	56,866
Winter Ave	28,501	29,431	35,542	56,206	35,325		18,779	24,401	13,835	21,554	11,994	12,497
Summer Ave	142,550	187,598	90,207	153,588	133,032	155,593	170,739	157,470	155,466	164,538	171,037	137,482
Max week (GPD)	214,500	228,350	0	201,433	180,900	224,400	203,860	217,544	210,760	211,814	216,857	213,700
Min Week (GPD)	18,880	24,614	21,214	52,938	14,586	13,386	14,067	10,400	10,625	10,143	7,733	13,800
Lots	79	79	79	79	80	80	81	81	82	84	85	
			Highest	Lowest								

Infrastructure Committee

Conclusion and Recommendations

By Jeff Anderson & John Willott

Comments in red by Bob Norton

Recommendations:

This summer, the following steps need to be taken.

- Install measurement tools to collect production data from wells #2 & #3 with existing pumps. It may be possible to install a data collector on the existing meter in the tank house to collect more frequent pump data such as peak day and peak hour flow. However, keep in mind that the labor and equipment would not necessarily be useable with the proposed future more up to date instrumentation package.
- Make electrical modifications to allow #2 and #3 pumps to run concurrently. As stated in the Level II Study (pg 30) wells #2 and #3 can be run simultaneously however an interlock and time delay would be required to limit simultaneous startup when on standby (generator) power.
- Determining amount of water that can be pushed to the top of the hill with the existing pumps by each well #2 & #3 and both wells running together. See Level II Study page 32. The existing 8" ductile iron pipe from the wells to the tank has a capacity in excess of 1200 gpm. Based on hydraulic modeling and flow testing the available supply at the top of the hill provided by the wells, if the well supply was sufficient, could be 718 gpm (Level II Study pg 37).
- Check pumps #2 and #3 to see if maintenance is needed. The operators should do this on a regular basis. See the Level II Study for detailed evaluation in 2021. The pumps were operating at optimum efficiency and the motors were operating within the manufacturer's recommendations. Note however, that the pumps were installed 19 years ago in 2005.
- Detailed evaluation of debottlenecking the piping in the tank house and remove bottlenecks to increase system flow. See Level II Study (Fig. 8.8). The Study and proposed project recommend reconfiguring the piping in the tank house. Note that removing the piping bottleneck in the tank house also requires installation of variable speed pumps at the wells to meet diurnal fluctuations in demand and avoid operating the pumps at dead head.
- Evaluate the cost of additional tankage at top of the hill. This issue has been discussed numerous times. Gravity storage at the top of the hill would require a 160,000-gallon elevated storage tank, rough estimate \$1,600,000. Pumped storage at the top of the hill would require a buried storage tank (123,000 gallons) plus a booster pump station with two 500 gpm pumps and two variable speed pumps and backup (generator) power to supply fire suppression and daily demands, rough estimate \$700,000. Note as proposed the Snake River Alluvial aquifer is considered the "storage tank" and the well pumps are the booster pumps, installing a buried storage tank and booster pump station would be redundant.
 - Make cost and complexity comparison of top-of-hill storage vs. VSP pumps to pressurize the water system. It is intuitively obvious that the duplicate facilities at the top of the hill would cost more for construction and for future operation and maintenance.
- Collect data for June through September to determine the actual water demand.
 - Including Peak day and Peak hour usage. This as mentioned above is possible, the funds for this expenditure would have to come from the Skyline ISD reserves.
- Analyze and plan a pressure reduction zone on the top of the ridge to allow for higher pump pressures & more usable capacity in the pressure tank. Again, this issue has been discussed several times. The elevation of the homes at the end of Killdeer are only 30 ft. (13 psi) lower than the homes at the top of West Ridge Rd (see figure 8.5 in Level II Study). A pressure reducing valve at the top of the ridge would require a booster pump station on Killdeer, which is more capital and O&M cost. Also increasing the pressure at the hydropneumatic tank would only decrease the usable capacity of the hydropneumatic tank.

All were to be done this summer before considering connecting well #4 to the ISD water system. It may be possible to obtain additional information this summer, but the additional information would not appreciably change the proposed plan and costs. Note that the Infrastructure Committee agreed that Skyline should plan for future fire protection which would require at least two wells capable of 500 gpm, this is more than the estimated peak hour flow when the Skyline is fully build out, even if the additional information showing that the peak hour demand is less than estimated it would not change the design for fire suppression.

In our view, we did not recommend:

- Installing VSP pumps in well #2 & #3 and the electrical upgraded to power the two pumps. Variable speed pumps are more efficient and economical to operate than constant speed pumps where there are extreme variations in water demand such as we have in Skyline. Level II Study page 14, existing winter average day demand 9 gpm, existing max week demand 146 gpm.
- Removal of the pressure tank from the system - A system with NO tankage needs to be studied. The proposed project does not remove the pressure tank, see Figure 8.8 in the Level II Study.

Conclusion:

- It is our understanding the board has already requested a grant and loan. The free option should be maintained if it can be accomplished at NO additional cost to the community. There are no free options, the answers to all questions require professional engineers' time and in the case of more data and information require equipment and electrician time, and operator time to collect and process data.
- When the additional system data and information have been collected and analyzed, then at that time, the Infrastructure Committee will reconsider the best means to utilize the available loan and grant funds. The grants and loans come with conditions that the Infrastructure Committee must consider in their recommendations. Primarily compliance with DEQ, WWDC and SLIB rules and regulations.
- No loan money should be borrowed or spent until we have studied our current system per the points above, prepared the scope of work, built a detailed plan, and agreed on the timetable. A portion of the grant and loan funding is to provide for the professional engineer to prepare the scope of work, prepare the detailed plans and a construction timetable. If Skyline ISD does not utilize the available grant and loan funds the cost to prepare this information would have all be provided from the Skyline ISD reserves.
- We believe it is OK to have a townhall meeting to inform the community that you have applied for a WWDC grant and have been approved at a lower value that we asked for. That is one of the purposes of the public meeting on Thursday March 14th.
- We believe that it is premature to have a public meeting for a vote as required by WWDC loans and Grant provisions since the Timing, Scope, and Financial obligation cannot be defined with the present information available. The vote by the Skyline community to incur indebtedness will not be held until the terms of the loan are know, May 2024 or later.
- We believe that this shortage of information will be cured by the above mentioned recommendations and plan of work.

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Sent: Wednesday, April 10, 2024 2:57 PM

To: office@skylineranchisd.com; wendy@mpmjh.com

Subject: FULLY COSTED ACCOUNTING of the WATER METER PROJECT-WMP.....almost

Importance: High

Skyline Ranch ISD Board, Wendy and all Lot Owners,

The response to my question for Josh at the WMP Public Meeting on 14 March 2024 regarding the various project cost overruns (IV.sec B) was also answered by a Board member who said that "as of this meeting the Water Meter Project was over budget by approximately \$3,000.00."

I spent some time after that meeting and discovered that the TOTAL COST of the PROJECT depicted in the various SRISD communications was missing:

-legal costs

-Pre- and post-engineering costs,

-as well as MPM time sheets/costs involved with the WMP.....

-backflow preventer approximate costs (included in the \$145,000 Project originally, then mysteriously withdrawn when a new Treasurer was appointed.....

before that meeting was held.

Should those costs be realistically included, the project was well over budget.

The question is really.....why and who actually pays these cost overruns?

We obviously have the answer to the second part of the above question.

See attachment with back up to help qualify the COST OVERRUNS....

Thank you,

500 N. Meadowlark Rd

A handwritten signature in black ink, appearing to read "Wendy".

p.s.Wendy, please include this in the minutes of this meeting along with the full attachment. TYw

Worthy Johnson, Jr.
Lawrence Capital Mgmt.

Actual ⇒ Simple, Fully Costed Meter Project*

(* Excludes 100% of MPM's time)

\$145,000 Meter Project
- 7,000
+ 5,002 Legal 2021
+ 11,980 2022 Legal
11,982 HI legal
15,244 Nelson Engineering 2021
23,948 " " 2022
10,059 " " '23 '24
49,251 HI NE
- 24,673 in Board Cost
\$24,577 additional NE
25,000 - 50 lots @ \$500/lot
Backflow Preventers

\$21,559

\$66,559 or 46% over budget
if 50% of extras or \$33,280 over = 23% over

From: Carolyn Warziniack <carolyn.warziniack@gmail.com>
Sent: Thursday, April 11, 2024 1:56 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Skyline ISD - Backflow Preventer Requirement - Reminder

Hi Wendy,

I have been distracted with my husband's 37 day stay at the hospital. I finally asked him about a backflow preventer and he didn't know.

We were one of the first in Skyline to have a digital meter moved to the front yard several years ago, but I don't know that they mentioned needing a backflow preventer.

As you mentioned above, pls have Clearwater Ops schedule to come by our house and check. 3215 W Mallard. Perhaps have them call me at 413-6870 and I will tell my husband about it as he is still recovering.

Many thanks,

Carolyn

From: David Burke <davidaburke@me.com>
Sent: Monday, April 15, 2024 8:34 AM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: Kurt Harland <kurt@bhhsjacksonhole.com>; Katie Burke <katie.burke@fallcreekadvisors.com>
Subject: NW Ridge construction in Skyline

Wendy,

Good Morning. Do you know who the GC is on the house reconstruction on NW Ridge at the top of Meadowlark? Their guys are parking in the road, blocking the intersection, and speeding in the neighborhood. Our 12yo daughter rides her bike to school, which is becoming increasingly dangerous give the contractors' parking choices...

Perhaps a polite note to the property owner and GC could help?

Thanks,
David

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Monday, April 15, 2024 3:10 PM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>
Subject: March 14,2024 public meeting Miniutes

Wendy

The approved minutes of the public meeting held on March 14 have yet to be posted on the ISD website. The draft minutes of the same meeting, which were distributed to the members on the evening of March 19, were incomplete, as some sections of the meeting were omitted from the written minutes. Additionally, there was an error in section IV. (A) of the draft minutes, where it was mentioned that no written correspondence was received or reported.

During the special ISD board meeting on March 21 (which was snap-called on March 19), it was observed (and pointed out) that the board and administration needed to have noted several written correspondence recieved before the public meeting. On March 21, before the snap meeting, I sent two e-mails to highlight the errors in the draft minutes and include the documents omitted.

The John Williot e-mail of March 14, 2024, included eleven documents submitted before the March 14 public meeting. All eleven documents (many also submitted separately) should have been noted and attached to the draft March 14th public meeting minutes.

If there is a reason the approved public meeting minutes can not be provided to me before the April 18, 2024, regularly scheduled ISD board meeting, please let me know the cause.

In addition, as a courtesy to all members, please post the revised minutes on the ISD website so all members can have access.

All the best

Warren

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

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Monday, April 15, 2024 4:15 PM
To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Anderson, Jeffrey B <Jeffrey.Anderson@tcw.com>; john willott <jawillott@gmail.com>
Subject: Fwd: Material that I have sent to Wendy to have available at the Town hall today. JOHN

Wendy, I will follow up on your specific e-mail, but I wanted to get your attention.

I hope there is no question this was sent as correspondence prior to the March 14 public meeting and should be attached in its entirety including

the header, date, and each of the documents. Presently not included.

Warren

WLM Associates

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

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

Sent: Monday, April 15, 2024 4:31 PM

To: Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Anderson, Jeffrey B <Jeffrey.Anderson@tcw.com>; john willott <jawillott@gmail.com>

Subject: Re: March 14,2024 public meeting Miniutes

Wendy,

The draft minutes of the March 14 public meeting you just posted to the website are incomplete; please see the email sent by John Williot dated March 14, which I just forwarded under separate cover (same as I provided March 21). Please include the marh 14th email in its entirety, including the header, date, time, and each of the enclosed documents separately presented.

The graphs, current data, letters from Nortron, and letters from Williot / Anderson are all individually important to the context and information that was available to the ISD board at the time of the March 14 public meeting and later on March 21 to approve documents for submission to the WWDC.

It is challenging to understand why the minutes and correspondence are trying to be suppressed at this time. Please make them comprehensive, accurate, and complete. There is no room for editorial license and omissions of public meeting minutes.

Please let me know when these are available for review before the April 18th meeting and add this item to the meeting agenda.

All the best

Warren

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

Sent: Monday, April 15, 2024 4:49 PM

To: Wendy Meyring <wendy@mpmjh.com>

Cc: Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Anderson, Jeffrey B <Jeffrey.Anderson@tcw.com>; john willott <jawillott@gmail.com>

Subject: Re: Material that I have sent to Wendy to have available at the Town hall today. JOHN

Wendy,

Unfortunately, your hyperlinks aren't operational. Further, I need help finding eleven documents.

Of John's e-mail documents, 7 are Jpeg files that can be copied and pasted. The remaining 3 are Word documents that are easy to include in line so all can see and access (like the Nels n documents). Please let me know when you have the minutes corrected, and I'll review how they are presented. Being in line would be **consistent with the documents you put in the body of the minutes for Nelson Engineering.**

Let me know if you need assistance so the minutes can be accurate and complete. I would be happy to help you with any format you need.

All the best

Warren

WLM Associates

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

From: Carl D. <carldaav@gmail.com>

Sent: Tuesday, April 16, 2024 7:03 AM

To: James Quarles <james.quarles@gmail.com>

Cc: Shelly Quarles <shellyquinn@gmail.com>; office@skylineranchisd.com

Subject: Re: Skyline - 275 N. West Ridge Road

Good morning All,

Sorry about the parking, we've lots of workers man from various trades on site, I'll make sure they all are notified to park in the driveway or below the house on the property.

As for the speeding, this has bothered me a number of times as well simplify pulling out of the driveway onto meadow lark or off loading materials, people are driving way to fast on the road especially going around the sharp corner just below the driveway.

It is possible our workers are driving fast through the neighborhood no doubt and I will be sure to alert them to slow down. but I can say for certain I've seen many residents, delivery trucks, etc driving way to fast around that corner.

Again, sorry for the trouble, and we'll will make sure our workers slow down and park off the road.

Thank you!

Carl Daavettila
Green Design-Build, Inc.
4142 Mustang Dr.
Jackson, WY 83001
Ph 307-690-1324

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Sent: Tuesday, April 16, 2024 10:17:52 PM

To: office@skylineranchisd.com <office@skylineranchisd.com>

Cc: jkilpatrick@nelsonengineering.net <jkilpatrick@nelsonengineering.net>; Suzanne Lagerman <slagerman@nelsonengineering.net>; mariajohnson53@gmail.com <mariajohnson53@gmail.com>; bobnorton53@gmail.com <bobnorton53@gmail.com>

Subject: FW: 1990 Resolution RE: Road Expense Allocation-TIME FOR REVISION:SECOND SEND-CANCEL REQUEST....

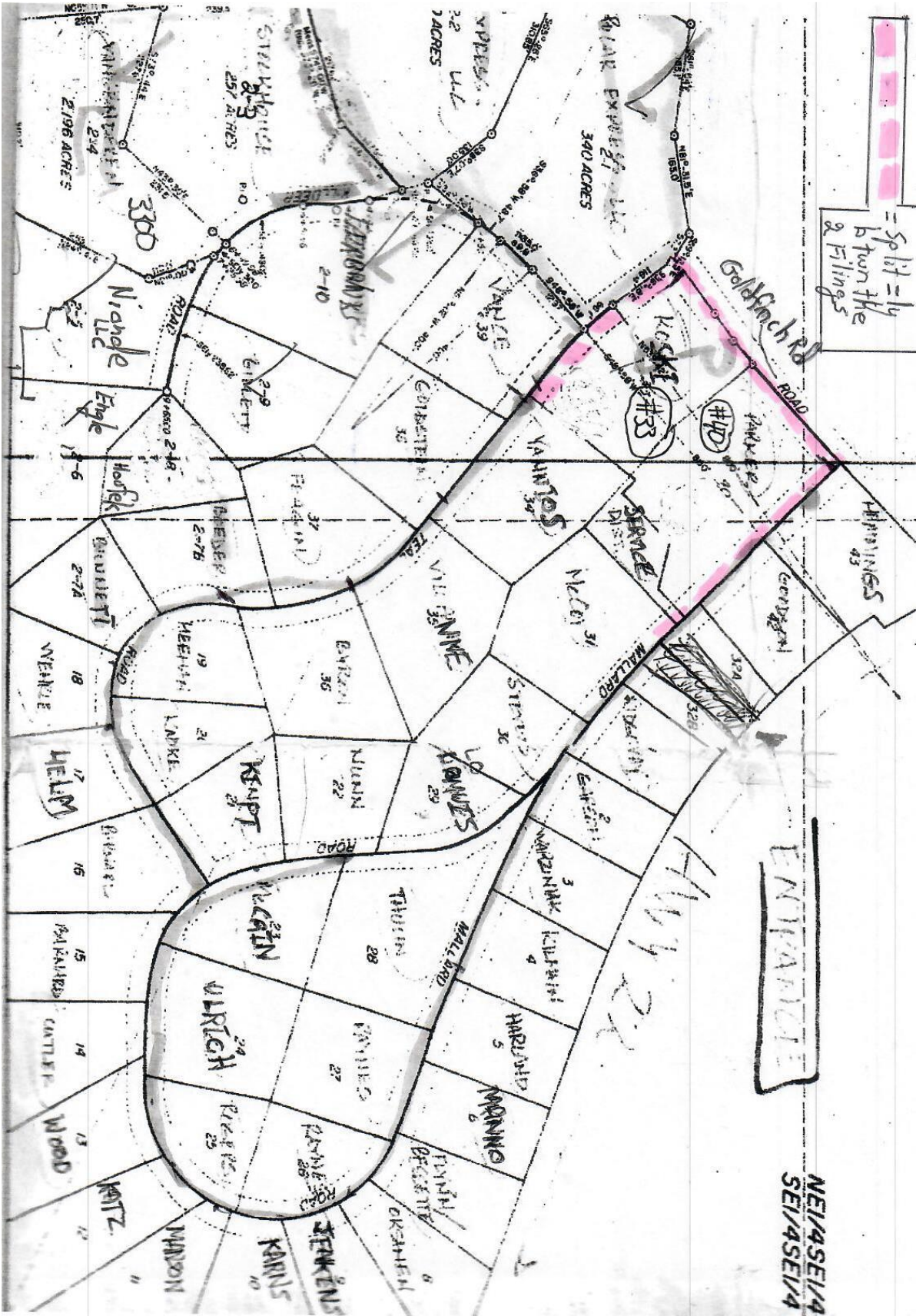
Team SRISD Board/MPM.....

Wendy was kind enough to rescue me with the GIS linear footage (I got parts of it; Wendy saved me on the rest....many thanks Wendy)) of the SRISD roads.

Given these numbers-see below- are correct, I withdraw my request for a re-measurement for splitting the various costs of West Mallard, Goldfinch and the southern portion of Teal. It appears they are correct as to the percentage break outs.

Thank you again Wendy,





RESOLUTION 90-1

EAST

The Board of Directors of Skyline Improvement and Service District, on this 8th day of March, 1990, do hereby resolve:

THAT, said Board intend to order road improvements to the following roads in the Skyline Improvement and Service District: Entrance and exit road; Mallard Road east of the entrance road; and, Teal Road east of Lot 33.

THAT, the nature of the improvements will be grading and reshaping the road surface, cleaning ditches and culverts, placing and compacting additional gravel base course and constructing an asphaltic surface.

THAT, the properties to be assessed for said improvements will be Lots 1 through 31 inclusive, Lots 34 through 38 inclusive, and Tracts 2-7A and 2-7B of the Skyline Ranch Improvement and Service District.

THAT, the East Skyline Assessment Area shall comprise said roads and lots.

THAT, Board intend to accept a loan and grant tendered by the Wyoming Farm Loan Board in the amount of a 50% Grant and a 50% Loan with terms of 8 1/2% over 15 years.

THAT, the probable cost of the improvements will be \$66,880.

THAT, because of the aforementioned grant and loan, the probable cost to each lot for constructing these improvements will be \$880.00 and when amortized at 8 1/2% over 15 years, the probable loan repayment cost would be \$105.97 per lot per year.

THAT, the cost of said improvements will be levied against the aforementioned lots by Teton County and that the Teton County Treasurer will collect the tax against each lot at the same time and place as property taxes are normally collected.

THAT, the resolution authorizing the improvements will be considered at the regularly scheduled Skyline Improvement and Service District Board of Directors meeting scheduled to convene at 7:30 PM, April 12, 1990.

1st Filing - 2020	eventually missing	Resolution 90-1 East
1-31 31	33 - Kodki	Lots 1-31 31
no 32	40 - Parker	34-38 5
33-40 8	39 - Vance	Tracts 2-7A, 2-7B 2
41 none	+ 3 from 1990	\$66,880
42-43 2	42 - Goodson	2
+ 2-7A, 2-7B 2	43 - Hummings + 543	÷ 38 = \$880
43		107

RESOLUTION 90-2

WEST

The Board of Directors of Skyline Improvement and Service District, on this 8th day of March, 1990, do hereby resolve:

THAT, they intend to order road improvements to the following roads in the Skyline Improvement and Service District: Entrance and exit road; Mallard Road west of the entrance road; Goldfinch Road; Teal Road west of Lot 34; West Ridge Road; Killdeer Road; Meadowlark Road; and, Tanager Lane.

THAT, the nature of the improvements will be grading and reshaping the road surface, cleaning ditches and culverts, placing and compacting additional gravel base course and constructing an asphaltic surface.

THAT, the properties to be assessed for said improvements will be Lots 33, 39, 40, 42 and 43; Tracts 2-1 through 2-6, inclusive; Tracts 2-8, 2-9 and 2-10; Tracts 3-1 through 3-33, inclusive; Tract 3-35; and, Tracts 4-1 through 4-5, inclusive.

THAT, the West Skyline Assessment Area shall comprise said roads and lots.

THAT, Board intend to accept a loan and grant tendered by the Wyoming Farm Loan Board in the amount of a 50% Grant and a 50% Loan with terms of 8 1/2% over 15 years.

THAT, the probable cost of the improvements will be \$216,240.

THAT, because of the aforementioned grant and loan, the probable cost to each lot for constructing these improvements will be \$2,040.00 and when amortized at 8 1/2% over 15 years, the probable cost loan repayment would be \$245.66 per lot per year.

THAT, the cost of said improvements will be levied against the aforementioned lots by Teton County and that the Teton County Treasurer will collect the tax against each lot at the same time and place as property taxes are normally collected.

THAT, the resolution authorizing the improvements will be considered at the regularly scheduled Skyline Improvement and Service District Board of Directors meeting scheduled to convene at 7:30 PM, April 12, 1990.

RESOLUTION 90/3 (East assessment area)

The Board of Directors of Skyline Improvement and Service District, on this 12th day of April, 1990, do hereby resolve:

THAT, they authorize road improvements to the following roads in the Skyline Improvement and Service District: Entrance and exit road, Mallard Road east of the entrance road; and, Teal Road east of Lot 33.

THAT, the nature of the improvements will be grading and reshaping the road surface, cleaning ditches and culverts, placing and compacting additional gravel base course and constructing an asphaltic surface.

THAT, the properties to be assessed for said improvements will be Lots 1 through 31 inclusive, Lots 34 through 38 inclusive, and Tracts 2-7A and 2-7B of the Skyline Ranch Improvement and Service District.

THAT, the East Skyline Assessment Area shall comprise said roads and lots.

THAT, Board accept a loan and grant tendered by the Wyoming Farm Loan Board in the amount of a 50% Grant and a 50% Loan with terms of 8 1/2% over 15 years.

THAT, the probably cost of the improvements will be \$66,810.

THAT, because of the aforementioned grant and loan, the probable cost for constructing these improvements will be \$880.00 per lot plus interest with loan terms of 8 1/2% over 15 years, the probable cost loan repayment would be \$120.00 per lot per year.

THAT, the cost of said improvements will be levied against the aforementioned lots by Teton County and that the Teton County Treasurer will collect the tax against each lot at the same time and place as property taxes are normally collected.

East	West
\$880	construct improvements
\$120	loan repay
	2,640
	279/yr

RESOLUTION 90/4 (West assessment area)

The Board of Directors of Skyline Improvement and Service District, on this 12th day of April, 1990, do hereby resolve:

THAT, they authorize road improvements to the following roads in the Skyline Improvement and Service District: Entrance and exit road, Mallard Road west of the entrance road; Goldfinch Road; Teal Road west of Lot 34; West Ridge Road; Killdeer Road; Meadowlark Road; and, Tanager Lane.

THAT, the nature of the improvements will be grading and reshaping the road surface, cleaning ditches and culverts, placing and compacting additional gravel base course and constructing an asphaltic surface.

THAT, the properties to be assessed for said improvements will be Lots 33, 39, 40, 42, and 43; Tracts 2-1 through 2-6, inclusive; Tracts 2-8, 2-9 and 2-10; Tracts 3-1 through 3-33, inclusive; Tract 3-35; and, Tracts 4-1 through 4-5, inclusive.

THAT, the West Skyline Assessment Area shall comprise said roads and lots.

THAT, Board accept a loan and grant tendered by the Wyoming Farm Loan Board in the amount of a 50% Grant and a 50% Loan with terms of 8 1/2% over 15 years.

THAT, the probably cost of the improvements will be \$216,190.

THAT, because of the aforementioned grant and loan, the probable cost for constructing these improvements will be \$2,040.00 per lot plus interest with loan terms of 8 1/2% over 15 years, the probable cost loan repayment would be \$279.00 per lot per year.

THAT, the cost of said improvements will be levied against the aforementioned lots by Teton County and that the Teton County Treasurer will collect the tax against each lot at the same time and place as property taxes are normally collected.

From: Suzanne Lagerman <slagerman@nelsonengineering.net>

Sent: Thursday, April 18, 2024 9:00 AM

To: office@skylineranchisd.com; Wendy Meyring <wendy@mpmjh.com>; bobnorton51 <bobnorton51@gmail.com>; Leah Duke <leah@mpmjh.com>; Josh Kilpatrick <jkilpatrick@nelsonengineering.net>

Subject: FW: skyline

Good morning,

The OSLI has received the requested information, and we should be set for the June meeting. I will send the OSLI staff report and meeting agenda when it becomes available (on or around May 31st).

Thank you for all of your efforts to put this together in such short order!

Suzanne

Suzanne Lagerman

Project Engineer

Nelson Engineering

P.O. Box 1599
 Jackson, WY 83001
 307-733-2087 ext 143
 Dial my extension at any time.

From: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Sent: Thursday, April 18, 2024 3:42 PM
To: office@skylineranchisd.com
Cc: mariajohnson53@gmail.com
Subject: FW: FULLY COSTED ACCOUNTING of the WATER METER PROJECT-WMP.....almost
Importance: High

Wendy, please attach to the March 21 Board Meeting Minutes Correspondence....Thank you.....wj

SRISD Board & Treasurer Streator in particular,

The ACTUAL COSTS for the Water Meter Project (WMP) that you have posted on the website excludes:

- Pre- and -Post Nelson engineering (NE) expenses posted in Quick Books-see attached-
- 100% of Hess, D'Amours & Krieger LLC fees-see attached-
- the conservative estimate for backflow preventer installations (that were promised, with those costs added to the original \$123,000 estimate to total \$145,000 WMP PROJECT EXPENSE by the SRISD Board-see attachment)
- nor the time clocked diary of MPM's time on the project.

Comparing the Budget to actual costs entails NOTHING to do with GAAP accounting, but does have to do with "fully costing" out the WMP.

Treasurer Streator.....Quick Books breaks out all the different line item expenses. You will note I have gone through them for you and everyone-see attachment . You do not need to fret about doing it-see again the attachment please.

SUMMARY & CONCLUSION:

The Water Meter Project was between 23% and 46% over budget

Skyline ISD Meter Project Budget vs. Actual as of January 31, 2024	
Estimate from WWDC Level II Report Table 9.6	
Residential Water Meter Replacement	\$ 83,538.00
Handheld AMR and Accessories	\$ 13,363.00
AMR Startup and training services	\$ 23,655.00
Annual Support services and software upgrade	\$ 2,976.00
Subtotal	\$ 123,532.00
Added for SW SRF Loan	\$ 21,400.00
Loan Total (rounded \$145,000)	\$ 144,932.00
Meter Budget/Loan	\$ 145,000.00
Nelson Engineering	\$ (24,673.87)
Plumbing Anytime	\$ (123,599.65)
Project Total	\$ 148,273.52
Overbudget Amount	\$ (3,273.52)
Nelson Engineering (Proposal \$18,000.00)	
Loan application to Completion	
2023/2024 Billings	\$ 22,296.14
2022 Billings	\$ 2,377.73
Plumbing Anytime	
Meter Installation (bid \$125,336.00)	
	\$ 123,599.65

Worthy Johnson, Jr.
 Lawrence Capital Mgmt.

Actual => Simple, Fully Costed Meter Project #

\$145,000 Meter Project
 + 5,000 Legal 2021
 + 11,980 Legal 2022
 + 6,982 #1 legal

15,244 Nelson Engineering 2021
 23,948 " " 2022
 10,059 " " '23+'24

49,251 #1 NE
 - 24,673 in Board Cost

\$24,577 additional NE

25,000 - 50 lots @ 500/lot
 Backflow Preventers

\$211,559
 \$6,559 or 46% over budget
 if 50% of extras or 33,280 over = 23% over

(* Excludes 100% of MPM's time)

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We should also go back to the 2022 election Chairman Harland when you as Chairman approved the Legal payment for "election services" to be allocated \$3220 (or 80%) to Water and but \$805 (20%) to roads.

And you still COULD NOT run the election close to correctly! What a calamity.....(see the attachment for Hess, D-Amours' billings above as well)

This is HYPOCRACY in its highest form.... And you Kurt, say "we are being TRANSPARENT!"

Hog Wash!!!!

www.skylineranchisd.com



From: Warren Machol <wlm.assoc@gmail.com>
Sent: Friday, April 19, 2024 10:58 AM
To: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>
Cc: office@skylineranchisd.com; mariajohnson53@gmail.com
Subject: Re: FW: FULLY COSTED ACCOUNTING of the WATER METER PROJECT-WMP.....almost

Assume more ignore and hide.

Don't look behind the curtain. Never mind that man pull the levers.

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, April 25, 2024 11:24 AM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Chip seal proposal

Hi Wendy,

In the last Board meeting, there was a discussion about the chip seal proposal estimate but no numbers were given that I heard or can find. What did the last chip seal cost and what is the proposal for 2024 chip seal project. As there was only one proposal - Evans, we should be able to see the past cost vs the new proposal.

Thanks, Maria

Maria J. Johnson
307.203.2600 WY
941.964.7526 FL

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Tuesday, May 14, 2024 11:26 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>
Subject: Re: Skyline ISD - Backflow Preventer Requirement - Reminder

Wendy and Skyline,

I acknowledge receipt of your email dated May 3. I want to point out how it relates to my original request for information dated February 26 (attached below for reference). The requested information is accessible to the Board and paid management and is promptly deliverable under the Freedom of Information Act.

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.

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)

I would like to reiterate my request for the Board to provide the previously requested information and to fully and accurately account for all the costs incurred in installing the "Remote water meter and backflow

preventers". I want to emphasize that all information must be distributed to members at least ten days before the vote to incur additional debt.

Sincerely,

Warren Machol

WLM Associates

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

From: Corbin McNeill <camcneilljr@gmail.com>
Sent: Tuesday, May 14, 2024 7:01 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Request for Return Phone call

I am a registered voter but am currently out of state. The ballot will be sent to my Jackson address but will not be forwarded. I need whatever would be the equivalent of an "absentee ballot" How do I do that for a special vote for the ISD proposal.

From: Corbin McNeill <camcneilljr@gmail.com>
Sent: Tuesday, May 14, 2024 7:02 PM
To: Wendy Meyring <wendy@mpmjh.com>
Subject: Re: Request for Return Phone call

I submitted a special request to you last election but never received a ballot.

From: Warren Machol <wlm.assoc@gmail.com>
Sent: Thursday, May 16, 2024 1:36 PM
To: Wendy Meyring <wendy@mpmjh.com>
Cc: Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; 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>
Subject: Re: Skyline ISD - Backflow Preventer Requirement - Reminder

Wendy

I am in locations with poor cell service and just recieved today email. I will keep this email brief as written on my phone.

The information provided in your reply today is incomplete regarding the installed back flow preventers that exist in the ISD water system.

I will note the list of taps of the water system you provided with out acceptable backflow prevention has ommissions.

My request is and has been for data on all the taps and connections to the Skyline ISD water system. The recent request for pictures, model number, and date of install is for all the properties in Skyline. Which is the information that was collected for each location a remote meter was installed. This information is required to comply with the modified artical V of water regulations.

In addition in my last email I requested a full and accurate accounting of all monies spent on the remote read water meter and back flow preventer project. The budget and actual spent posted on the ISD web site is inaccurate accountng of the project expenditures.

Each of these requests has been made previously and is made again under the freedom of information act.

Sincerely

Warren Machol







Skyline Minutes 5-16-24

Final Audit Report

2024-08-09

Created:	2024-07-31
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAprvIYq4i2lpTKmYkmqdgdsfaOzBpgPBy

"Skyline Minutes 5-16-24" History

-  Document created by Mountain Property Management (info@mpmjh.com)
2024-07-31 - 9:36:36 PM GMT- IP address: 207.183.166.24
-  Document emailed to Latham Jenkins (latham@livewaterproperties.com) for signature
2024-07-31 - 9:37:43 PM GMT
-  Email viewed by Latham Jenkins (latham@livewaterproperties.com)
2024-07-31 - 10:56:02 PM GMT- IP address: 104.28.85.156
-  Email viewed by Latham Jenkins (latham@livewaterproperties.com)
2024-08-09 - 10:18:36 PM GMT- IP address: 172.225.199.18
-  Document e-signed by Latham Jenkins (latham@livewaterproperties.com)
Signature Date: 2024-08-09 - 10:18:52 PM GMT - Time Source: server- IP address: 184.167.24.142
-  Agreement completed.
2024-08-09 - 10:18:52 PM GMT