

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

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

Kurt Harland, Latham Jenkins and Bob Norton constituting of a quorum were present. Attending were Worthy and Maria Johnson, John Willot, Michael Minter, Warren Machol, George Moser, and Wendy Meyring.

**Call to order:**

Kurt Harland called the meeting to order at 4:00 p.m.

**1. Review and approve Board minutes 10/20/2022:**

**Action:** Kurt Harland made a motion to approve the minutes as written. Bob Norton seconded the motion. The motion passed 3-0.

**2. Review and approve Special Meeting minutes 11/3/2022:**

**Action:** Bob Norton made a motion to approve the minutes as written. Kurt Harland seconded the motion. The motion passed 3-0.

**3. Changes to the agenda:**

**Action:** Kurt Harland asked for any proposed changes to the agenda. Bob Norton requested that a December 15, 2022 meeting be added to the agenda for discussion. Kurt noted this addition would be #16 on the agenda.

**4. Adoption of Agenda:**

**Action:** Kurt Harland made a motion to approve the agenda with noted addition. Latham Jenkins seconded the motion. The motion passed 3-0.

No Public Comment

**5. Public Comment on items not appearing on the agenda (included below):**

John Willot – Asked if the Board received his email from Wednesday, November 16, 2022. Asked that this email be attached to the minutes. He would like a response from the Board regarding his stated questions. In addition, he asked about the status of the well easement, well grant, and the meter loan/project and if these topics will be discussed later in the meeting.

Worthy Johnson – Congratulated Latham on his re-election to the Board. He requested in an email sent, and read, to the Board to hold a Town Hall Meeting regarding the priority objectives of the water utility repair.

Warren Machol – Noted that the election process was filled with errors, he recognized Latham for being re-elected for a second term, and there was a record turnout for voting. Whether due to distractions or disagreements on how the community should pursue its future or manage its system this should be applauded and recognized. Warren has requested in writing and verbally during the June 16<sup>th</sup>, July 14<sup>th</sup>, and September 15<sup>th</sup> meetings a detailed cost breakdown for the road easement

grass/tree trimming on a per property basis, as he has researched that no member of the community is required to maintain the easements on another owner's property (Declaration of the Restrictive Covenants page 5 item 21). Conveyed that he feels the Restricted Covenants do not allow the Board to use funds in this way and it is problematic and unprecedented and is against historic precedent. Owners that maintain their properties should not be made to pay for those owners that do not properly maintain their properties. Any properties that had grasses or trees trimmed should be billed accordingly.

Warren Machol – Noted that there have been numerous comments made, most recently made by Latham in his correspondence to owners, on why we need new meters. One of which is that without installed new meters the district does not qualify for loans or grants unless new meters are installed. Warren researched WWDC notes that the district must have meters but does not that the meters must be able to be read remotely. There is nothing noted that the \$145,000 grants the district anything. He also questioned the ongoing costs to read, process, and the liability for the meters being installed in the subdivision homes, and stated that John Willot's letter goes into detail on each one of these items. He noted that the Board should bring forth truthful and factual information to the district owners. Another reference in Latham's letter noted the need for new water meters to check on water loss in the system. The Board and water authority has previously indicated that the amount of water loss is so low that is not worth performing leak detection.

6. **Correspondence received (included below):**

John Willot – October 26, 2022  
Worthy Johnson – October 26, 2022  
Jamie Streater – October 27, 2022  
Worthy Johnson – October 28, 2022  
Worthy Johnson – October 30, 2022  
Worthy Johnson – November 1, 2022  
John Willot – November 1, 2022  
Worthy Johnson – November 1, 2022  
John Willot – November 2, 2022  
Worthy Johnson – November 2, 2022  
Warren Machol – November 4 2022  
Warren Machol – November 4, 2022  
Kevin Meehan – November 9, 2022  
Worthy Johnson – November 10, 2022  
Worthy Johnson – November 15, 2022  
Worthy Johnson – November 16, 2022  
Worthy Johnson – November 16, 2022

7. **Skyline Director election results:**

**Action:** Wendy Meyring provided an update on the process for certifying the votes. The certification was completed with the election judges. The results are posted on the district's website. The vote tally was the following:

Latham Jenkins – 63  
Maria Johnson – 26  
John Willot – 1

Total ballots mailed to residents/owners was 154.

Moving forward the election process will follow the state statutes.

**8. Election of Board of Director's Officers:**

**Action:** Bob Norton noted that according to the state statutes the district is required to elect a Chairman, Secretary and Treasurer. Bob Norton made a motion to elect Kurt Harland as Chairman, Latham Jenkins as Secretary, and Bob Norton as Treasurer. Kurt Harland seconded the motion. The motion passed 3-0.

**9. Review 4-month October actuals vs. full year FY 2022-2023 budget:**

**Action:** Bob Norton noted that the district is doing well on the revenue side. The district is earning more interest on the reserve funds than in past months. On the expense side the district is over budget for Professional Fees. In a subsequent meeting, a budget adjustment can be approved to reallocate budgeted line items. A budget amendment is not needed unless the overall expenses exceed the approved budget.

**10. Review October 31, 2022 Treasury Report and approve payment of invoices:**

**Action:** Bob Norton noted that the report shows the funds that are in the checking account \$114.94, road reserve \$90,107.09. As approved in a past meeting \$300,000 of the road reserve has been moved to a Wyoming Government Investment Fund, currently earning 4.2% interest. The operating savings account holds \$126,060.10, water reserve account \$34,105.10, Well #4 \$1.09, WGIF Water Reserve \$46,424.49. Road Reserve WGIF account holds \$300,149.88. Total cash on hand \$596,962.69. Bob Norton will investigate moving a portion of the operating savings account to a higher interest-bearing account.

**11. Approve payment of invoices:**

**Action:** Bob Norton reviewed the list of invoices to be paid as of 11/17/22. He noted the Evan's Construction snow plowing contract calls for payment on the first of each month for six months. Therefore, the list of invoices to be approved lists the November and December payments. To ensure the December payment is paid according to the contract. The total of the bills to be paid for is \$16,466.96. The total of the Well #4 invoices due is \$11,081.20, of which the district is responsible for 25%, and the WIGF grant will pay 75%. Therefore, the total of the invoices to be paid is \$27,548.16. Bob Norton made a motion to approve the payment the invoices as written. Latham Jenkins seconded the motion. The motion passed 3-0.

**Board Comment:** Bob Norton noted that the Lower Valley Energy cost associated with the hydromatic tank seems higher than previous years. He is willing to go and see what the issue may be. In addition, this is something Clearwater Operations should be checking.

Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
10/31/2022	Lower Valley Energy	Nov SLR 2022	Acct 294586001-003	11/17/2022	\$503.77
11/1/2022	Mountain Property Management		Monthly Management	11/1/2022	\$3000.00
11/2/2022	Mountain Property Management		post install 10/27	11/2/2022	\$50.35
11/2/2022	Teton Media Works, Inc.	346087	election notice	11/2/2022	\$27.50
11/8/2022	Evans Construction Company	7791	Snow removal contract - Nov payment	11/1/2022	\$5795.67
11/10/2022	Clearwater Operations & Services	1399	operations, testing, generator, locates	11/10/2022	\$855.00
11/10/2022	Energy Laboratories, Inc	513838	water testing	11/10/2022	\$419.00
11/10/2022	Teton County Health Department	22-1645	water test 10/10	11/10/2022	\$20.00
11/30/2022	Evans Construction Company		Snow removal contract - Dec payment	12/1/2022	\$5795.67
<b>Total for Skyline Improvement &amp; Service District</b>					<b>\$16466.96</b>

Unpaid Bills By Property - Well #4 Grant Operations					
For Skyline Improvement & Service District					
As of 11/10/2022					
Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
11/10/2022	Nelson Engineering	60002	consultation work	11/10/2022	\$11081.20
<b>Total for Skyline Improvement &amp; Service District-to be transferred from road reserve as part of intra-company loan</b>					<b>\$2770.30</b>
<b>Total for WWDC - awaiting their disbursement</b>					<b>\$8310.90</b>
<b>Total Due</b>					<b>\$11081.20</b>
Skyline Improvement & Service District			\$16466.96		
<b>Grand total - both pages</b>			<b>\$27548.16</b>		

**12. Review and Approve Board Resolution 2202-5 - To pay Evan’s Construction for snow removal services on a timely basis to avoid late charges:**

**Action:** Bob Norton noted that the resolution will allow Mountain Property Management to pay Evan’s their monthly contract prior to the monthly district meetings. Bob requested the resolution heading be revised to remove “Corporate”. Kurt Harland made a motion to approve the resolution with the noted revision. Latham Jenkins seconded the motion. The motion passed 3-0.

Skyline ISD Board of Directors ~~Corporate~~ Resolution 2022-5

We, the undersigned, being all the directors of this corporation consent and agree that the following corporate resolution was made on November 17, 2022 at (time).

We do hereby consent to the adoption of the following as it is adopted at a regularly called meeting of the board of directors of the ISD. By unanimous consent, the board of directors decided that:

Whereas- the board entered into a contract with Evans Construction for snowplowing of Skyline roads on August 23, 2022, and;

Whereas- the Board wishes to pay all monthly invoices on a timely basis to avoid late charges, and;

Whereas- The 6 monthly invoices of \$5,795.67 each, commencing 11/1/22 from Evans Construction Company (Evans) are for the payments for the snowplowing contract of

\$34,774.00 for FY 2022-2023, which the board has approved.

Therefore, it is resolved, that the ISD is:

- Authorizing its bookkeeper to arrange to make payment of the December 1, 2022 \$5,795.67 invoice, prior to December 1, 2022 and each subsequent invoice prior to the 1st of January, February, March, and April to avoid late charges.

It is further resolved, that at the Board’s next subsequent meeting, for the Evan’s invoice that was paid, it be reviewed by the Directors for accuracy, and the voucher will be signed and sent to Evans, post factum, for their signature.

The officers of the District are authorized to perform the acts to carry out this Board resolution.

Director signature	Date	Printed name	Director signature	Date	Printed name
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The Secretary of the ISD, certifies that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the dated meeting of the board of directors.

Signature of Secretary

Printed name of Secretary

Date

Public Comment:

Worthy Johnson – asked to confirm that the Evan’s contract includes the sweeping of the roads in the spring.

John Willot – asked about the Nelson Engineering costs associated with Well #4, and the well easement.

Warren Machol – requested a comprehensive breakdown of the well project be posted on the website. In addition, noted that he doesn’t think a resolution is needed if a contract is in place with the payment requirements.

**13. Refund Assessment charged to property owners, less District expenses for inspection and radio read calibration, that installed District approved Neptune T10 water meter with radio read capability prior to meter contract:**

**Action:** Bob Norton is requesting approval of this motion as the issue has not been addressed, since two properties have installed meters, the district had approved. Therefore, they should not be assessed for the loan amount associated with their lots. Bob noted that he thinks the easiest way to address this issue is by having the lot owners pay their taxes, and the district then reimburse them for the associated SLIB meter loan cost, less the district expenses for inspecting inspection and the radio read calibration. Bob also noted that the annual assessment for other property owners may change after the meters are installed and the loan is finalized.

Bob Norton made the motion to refund the SLIB meter loan assessment charged to property owners, less District expenses for inspection and radio read calibration or modifications needed to ensure the meter has radio read capabilities, that installed District approved Neptune T10 water meter with radio

read capability prior to meter contract. Latham Jenkins seconded the motion. The motion passed 3-0.

**14. Bid results for Well No. 4. Low bid \$183,500, \$30,000 over budget. Notice of Award?:**

**Action:** Bob Norton provided options for how to proceed. Option 1 - Award to lowest bidder and negotiate with the company to bring the project within the \$153,500 budget. This can be potentially accomplished by eliminating some aspects of the proposal (i.e., fencing/landscaping). Option 2 - reject all bids. Bob recommends Option 1. Motion #1: Bob Norton made a motion to award the contract to Dover Drilling in the amount of \$183,500. Kurt Harland seconded the motion. The motion passed 3-0. Motion #2: Bob Norton made a motion to authorize Nelson Engineering and Bob Norton, as ISD representative, to negotiate with Dover Drilling to bring the project within budget. The motion was seconded by Kurt Harland. The motion passed 3-0.

**Public Comment:**

Warren Machol – raised the issue of being able to see the overall well budget and noted that the budget overage is substantial.

John Willot – requested board publish the overall well budget on the website. He also requested to meet with Bob to discuss the bids.

Worthy Johnson – asked about the possibility of getting a third bid.

Skyline #4 Test Well Project - Bid Tabulation

Item #	Item Description	Unit	Estimated Quantity	Dover Drilling		American Pump	
				Unit Price	Total Price	Unit Price	Total Price
1	Mobilization (Maximum 30% of Bid Value)	LS	1	\$55,000.00	\$55,000.00	\$33,000.00	\$33,000.00
2	Water Disposal System	LS	1	\$15,000.00	\$15,000.00	\$7,000.00	\$7,000.00
3	Force Account	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
4	Landscaping & Restoration	LS	1	\$12,000.00	\$12,000.00	\$15,000.00	\$15,000.00
5	Drilling for 16" Surface Casing	LF	50	\$175.00	\$8,750.00	\$164.00	\$8,200.00
6	Casing - Temporary 16" Surface Casing	LF	50	\$105.00	\$5,250.00	\$171.70	\$8,585.00
7	Drilling for 12" Dia. Casing	LF	50	\$160.00	\$8,000.00	\$123.00	\$6,150.00
8	Casing - 12" Dia.	LF	100	\$95.00	\$9,500.00	\$153.20	\$15,320.00
9	Bentonite Grout Surface Seal	LS	1	\$4,200.00	\$4,200.00	\$9,750.00	\$9,750.00
10	12" Telescoping Well Screen	LF	20	\$400.00	\$8,000.00	\$432.50	\$8,650.00
11	Well Screen Installation	HRS	8	\$350.00	\$2,800.00	\$850.00	\$6,800.00
12	Well Development	HRS	24	\$350.00	\$8,400.00	\$750.00	\$18,000.00
13	Pump Mobilization	LS	1	\$22,500.00	\$22,500.00	\$23,000.00	\$23,000.00
14	Development Pumping	HRS	10	\$350.00	\$3,500.00	\$375.00	\$3,750.00
15	Pump Testing	HRS	32	\$300.00	\$9,600.00	\$375.00	\$12,000.00
16	Downhole Video	LS	1	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00
17	Buckrail Fence: Construct per location on plans; match existing buckrail fence surrounding existing wells.	LS	1	\$4,500.00	\$4,500.00	\$7,500.00	\$7,500.00
<b>TOTAL BID:</b>					<b>\$183,500.00</b>		<b>\$189,505.00</b>

**15. Next Board meeting Thursday, December 15, 2022:**

**Action:** Kurt Harland made a motion to hold the next board meeting on Thursday, December 15, 2022 at 4:00 p.m. Bob Norton seconded the motion. The motion passed 3-0.


**16. Motion to approve 12 board meetings in 2023 for the third Thursday of January through December, 2023:**

**Action:** Bob Norton made a motion to approve 11 board meetings in 2023 for the third Thursday of January through November, 2023, and the December meeting on Thursday the 14<sup>th</sup>. Kurt Harland seconded the motion. The motion passed 3-0.

**17. Adjournment:**


Kurt Harland made a motion to adjourn the meeting. Bob Norton seconded the motion. The motion passed 3-0. The meeting adjourned at 5:21 p.m.

Approved

  
Kurt Harland (Jan 28, 2023 12:08 MST)

Kurt Harland  
Chairman

Approved

  
Latham Jenkins (Jan 28, 2023 12:16 MST)

Latham Jenkins  
Vice Chair

## **Public Comments:**

**From:** jwillott@aol.com <jwillott@aol.com>

**Sent:** Wednesday, November 16, 2022 11:21 AM

**To:** Wendy Meyring <wendy@mpmjh.com>; thekurtharland@gmail.com; latham@livewaterproperties.com; bobnorton51@gmail.com

**Cc:** mariajohnson53@gmail.com; wjohnson@lawrencecapitalmgt.com; jwillott@aol.com; wlm.assoc@gmail.com

**Subject:** Questions and requests of the Skyline ISD Board based on statements in Latham Jenkins letter

Dear Board,

Attached are questions and requests based on statements made in Latham's letter to the homeowners. Please attach to tomorrow board material and forward your answers and data to us.

John Willott

Dear Skyline home owners,

Thank you for taking the time to read my letters to you about my concerns as to the current direction of the SISD board in improving our water system. Thank you for voting in the election!

Below is the letter that we all received for Latham, that I and others that have been attending ISD board meeting have responded to. To improve your understanding as to our concern, we have taken comments (highlighted in yellow) in the original letter and added details (**in bold**) that we have learned from attending ISD board meetings.

Dear Skyline Residents,

Like you, I've seen a few emails arrive to my inbox related to the upcoming Skyline ISD board seat election, the multi-phase water project, and other related matters.

First, I feel compelled to publicly thank Jim Lewis for all the dedicated and selfless service he has rendered on our behalf over the years. Jim will be missed both on the board and in the neighborhood. I have served on the Skyline ISD board for the last six years, and I am eager to serve our neighborhood for another four-year term doing my very best to carry on the legacy and standard of excellence that Jim has set for Skyline.

### **Why all the talk about water?**

A top priority for the board is to deliver a reliable and safe water system both for the present and future demands of Skyline. **The board engaged experts from the Wyoming Water Development Commission (WWDC) to study our specific situation and to make pragmatic recommendations for a multi-phase effort to modernize our water infrastructure, meet present demands, and prepare for the future to ensure that safe and plentiful water continues to flow to all the homes in Skyline. Actually, the WWDC paid Nelson Engineering to do as the board instructed with out public comment or knowledge. The assumptions that drive the conclusions are unvetted and unrealistic.**

Capital infrastructure requires long-term planning and execution. The existing three board members (myself included) are in complete alignment that our outlined plan, **as recommended by WWDC and other experts**, offers Skyline residents **a well-engineered and economical approach** to meet our current and future water needs. **Un true assertion based on practical value engineering principles.**

**Setbacks to our forward progress could jeopardize our ability to meet water needs**, and nobody wants that. **"Setbacks to progress" Latham, please show how new water meters and a hole in the ground (proposed well #4) will make the system have additional water availability, more redundant, better or safer provider of water services.**

Below are a few responses to questions I've received from neighbors.

### **Isn't water free?**



Skyline's location at the headwaters of the Snake River and along the Snake River aquifer puts us in an enviable position with nearby access to plentiful, high-quality water. The constructive relationship the board has fostered over the years with Crane Creek Ranch, where our wells are located, has also benefitted (and will continue to benefit) Skyline greatly. While we have secured access to water, it takes resources to deliver the water service to the homes in Skyline.

Among the possible methods to fund our water delivery, the board unanimously agrees that the most logical way to allocate the costs of water delivery among the 91 tracts within Skyline is via metered water usage, i.e., those who use relatively more water will pay more for its delivery, and those who use less water will pay relatively less for its delivery. This was also the recommendation of a water rate specialist whom the board worked with through this process. I realize that some may disagree with this water usage-based pricing model, instead preferring a scheme whereby someone who uses 10 "units" per month should pay the same as a tract that uses 10X or 100X that amount. The board, and the numerous industry experts we've worked with, simply disagree. **This is a false argument. Paying proportionally more is not the conversation. The issue is the price to pay for the services rendered. The Board's, insistence to have current water users (as opposed to every member of the water system) pay for damages caused by an aging system, pay into reserves for new construction, and "cost" for future improvement is the issue.**

**Although the water coming out of the ground is free to us, the delivery system is not free. Skyline's water rates reflect the current real costs to deliver the service. What is the current real cost to deliver water? This will include power, reserves for pump maintenance, and other incidentals that are variable based on water used. What caused the cost to jump from \$1.58 to \$2.60 /1000 gallons? to pay for line break repairs (averaging \$9K-\$14K per repair), What is the added cost per thousand gallons for such repairs? system repairs, costs to maintain the system, costs to fund future phases of our water system modernization projects, and so on. Please define what part of these allocated costs are due to current water usage; what are parts of having a water system that is old and needs maintenance due to age and should be paid by all members to have an operational water system for future usage?**

**As stated above, Skyline is fortunate on the water delivery front; We agree ...." access to plentiful, high-quality water"..... The question is the Actual cost to deliver water, which the board has refused to define. and we are all benefitting from the leadership and foresight of those who have gone before. This is not factual. The shifting of fixed cost to current variable water users, especially for an old system in need of replacement, does not meet the definition of fair or equitable.**

May we continue to do so for our own benefit, for the sake of future generations and to keep Skyline as one of the most desirable communities in all of Teton County.

### **Why do we need a fourth well?**

Skyline presently has three water wells, two of which are presently operating:

- **Well #1** near the front entrance to Skyline was abandoned several years ago due to water samples testing positive for arsenic (Note: the levels detected were within an acceptable EPA level, yet nobody feels comfortable with any level of arsenic in drinking water, and Well #1 generally has inferior water quality for a variety of geologic reasons than our other available water sources.)
- **Well #2** (drilled in 1974), located on Crane Creek Ranch, just west of Skyline down the hill towards the Snake River
- **Well #3** (drilled in 2004), also located on Crane Creek Ranch

The owners of Crane Creek Ranch have been very cooperative with Skyline over the years and have granted an easement to allow Skyline to tap into the high-quality water sources beneath their land.

**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Thursday, November 17, 2022 2:56 PM  
**To:** office@skylineranchisd.com; wendy@mpmjh.com; Leah Duke <leah@mpmjh.com>; kelsey@mpmjh.com  
**Cc:** mariajohnson53@gmail.com  
**Subject:** Public Comment-include printed out attachment please as well Kelsey for 17 Nov 2022 Skyline Ranch ISD Board Meeting Minutes attachment  
**Importance:** High

**Dear Skyline Ranch ISD BOARD,**

We on Lot # 3-30, 500 N. Meadowlark Rd., formally request the BOARD to approve and appoint a day and time for a “formal TOWN HALL MEETING” to openly present the Board’s and the Resident’s Plans for the Updating of the Skyline Ranch’s Water Utility. There has been way too much “misinformation” bandied around regarding the “official” plan. It needs to be explained-in depth-from soup to nuts, with questions taken and answered in a public forum. The Resident’s Plan then needs to be presented with the same Q&A after the presentation. Then, the audience should be polled as to their thoughts on the best way to move ahead.

Thank you for your consideration,,

Worthy & Maria Johnson

500 N. Meadowlark Rd

**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>  
**Date:** Monday, November 7, 2022 at 9:31 AM  
**To:** [jwillott@aol.com](mailto:jwillott@aol.com) <[jwillott@aol.com](mailto:jwillott@aol.com)>, Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>  
**Subject:** FW: The Future.....is in OUR COLLECTIVE HANDS, NOT YOURS OR MINE!!

Looking out from the PAST into the FUTURE; it’s hard to do, but let’s give it a shot:

## **-We have a \$5 million water utility capital expenditure ahead of us**

PHASE	DESCRIPTION	COST	TOTAL \$/PHASE
1	Water Supply Improvements	\$ 684,700	\$ 1,035,100
	Water Storage Improvements	\$ 226,800	
	Replace Residential Water Mete	\$ 123,600	
2	Water Distribution Replacement	\$ 4,374,100	\$ 4,374,100

**Table 1.1: Cost of Phase 1 & 2 Skyline Water System Improvements.**

-There are nearly NO WATER RESERVES to cover this-WHY?-let previous and present Board members answer that.

-above are the costs according to Nelson Engineering and the WWDC

-should you agree that drilling and capping a 4<sup>th</sup> well for \$245,000 is BENEFICIAL to you personally today, with thoughts of attaching it to the service of the utility in 2025/6, go ahead.

-If you, as a rational person were to prioritize this total project, how would you rank the various parts; **Supply, Service, Distribution?**

[WWDC Level II Study for Skyline Improvement & Service District Water Supply, Jackson, WY, Executive Summary](#)

-The CA Piping in the 1<sup>st</sup> filing has been labeled “**FRAGILE.**” Does that mean anything?

-If you believe that grant monies should be going to drilling a 4<sup>th</sup> well, testing its flow rate and then capping it for 2-3 years *is the most efficient way* to attack this \$5 million capital expense, go ahead.

-If on the other hand, using the exact same amount of grant money to upgrade the Supply and modernize the Service aspects-acid wash the existing 2 wells, replace the motors with variable speed, synchronously run, higher horsepower units, reperf well #2 if needed, get software upgrade to run both wells simultaneously, get volume measurement so each well can be individually measured for volume-only the total of the 2 wells can be measured presently-, replace the generator with a higher powered one and add a second 8” pipe (and also replacing the existing 6” pipe with another 8” pipe) for water transport up the 120 foot hill to the storage tank-may perhaps be a better start. Working in this manner gives you the answers to the potential probable volume flow increases (vs Nelson’s contention- the 2<sup>nd</sup> well cannot be resolved volume-wise for less monies than putting in and hooking up a 4<sup>th</sup> well), as well as incremental pressure increases. Also, if we do not get the volume and pressure increases desired/called for, we have nearly the entire SERVICE side of the PROJECT updated. It will be easy to hook in a 4<sup>th</sup> well given all the total SERVICE upgrade.

-Here is a tentative FUNDING & PAYMENT Schedule for Phase 1 Improvements

FUNDING & PAYMENT SCHEDULE FOR PHASE 1 IMPROVEMENTS										
Desc.	Grant/Loan Source	Application or Acquisition Due Date	Approval	Grant Amount	Loan Amount or Pay w/ SISD Funds	Interest, %	Term, yrs	Loan/Project Repayment Duration	Loan Origination Fee	Annual and or Onetime Payment
Residential Metering	DWSRF	Aug. 4th, 2021	Dec. 12th, 2021	\$ -	\$ (123,600)	0.00%	20	Mar. 2022 - Mar. 2041	\$ 618	\$ 6,180
Well #4 Easement	none	Sept. 2021	2022	\$ -	\$ (6,960)	-	-	Jul. 2021	\$ -	\$ 6,960
Well #4 Groundwater Exploration	WWDC/none	Sept. 2021	Nov. 9-10, 2021	\$ 176,003	\$ (58,668)	-	-	Mar. 2022 - Aug. 2022	\$ -	\$ 58,668
Motion & Application for Level III Funding for Storage and Supply Improvements by SISD	WWDC/DWSRF	Sept. 1st, 2022	Early April of 2023 (legislature approval of Omnibus Water Bill)	\$ 408,997	\$ (234,168)	2.50%	20	Nov. 2025 - Nov. 2044	\$ 1,171	\$ 15,022
<b>Totals:</b>				\$ 585,000	\$ (423,395)					

**Table 1.3:** Phase 1 Funding Schedule and Grant/Loan Coverage.

Here is a request of everyone in Skyline. Contact your Board members, tell them you will never vote for them again unless they arrange for a Town Meeting (by Zoom or whatever) where the Board presents their Plan and the Skyline

professionals present their Plan; take questions and get answers. Then have the lot owners in attendance do an informal vote/survey as to what they believe is the best solution.

Let's do that....How about it? We are all in this together. It's not your ISD and it is not another party's ISD, **it is OUR SKYLINE ISD.**

Thanks again for your consideration,



p.s. Please don't shoot me; I'm only the messenger. Should the alternate Plan be successful, we will save some tax dollars as well. John Willott has volunteered a "virtual-ZOOM-cocktail discussion" regardless of this election, should there be an interest from the four filings. Respond to me should you have an interest. I will pass along to John. Thanks for your interest. Wj

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### **Correspondence Received:**

**From:** jwillott@aol.com <jwillott@aol.com>  
**Sent:** Wednesday, October 26, 2022 8:27 AM  
**To:** Wendy Meyring <wendy@mpmjh.com>; latham@livewaterproperties.com; thekurtharland@gmail.com  
**Subject:** Re: Skyline

Wendy, My wife has received her ballot for the ISD election, to date I have not. What is your physical address? I would like to stop by today and pick up a ballot. JOHN

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Wednesday, October 26, 2022 1:20 PM  
**To:** Kurt J. Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; office@skylineranchisd.com  
**Cc:** wendy@mpmjh.com; Kathryn Streator <kathryn.streator@gmail.com>; Streator, Jamie <Jamie.Streator@cowen.com>; Paul D'Amours <paul@hdkattorneys.com>  
**Subject:** FW: 2 REVOCABLE LIVING TRUSTS FOR NOV 8TH ELECTION  
**Importance:** High

Kurt & Paul & Wendy....these people have 2 revocable living trusts that the house is titled under-50% & 50%. In turn, they have the right 2 two votes. Kindly straighten this out immediately. Thank you, Worthy

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**From:** Jamie Streator <jstreator58@gmail.com>  
**Sent:** Thursday, October 27, 2022 8:51 AM  
**To:** Wendy Meyring <wendy@mpmjh.com>; Kathryn Streator <kathryn.streator@gmail.com>  
**Subject:** Re: Skyline

Wendy it's TWO different trusts that own the Teal house. One for me and one for my wife 50/50 so two entities own the house. Hence our application for two ballots and two signature pages for each entity that we sent to you. Can we please get another ballot sent ASAP. Thanks

---

**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Sent:** Friday, October 28, 2022 4:18 PM

**To:** Kurt J. Harland <[thekurtharland@gmail.com](mailto:thekurtharland@gmail.com)>; [office@skylineranchisd.com](mailto:office@skylineranchisd.com); Paul D'Amours <[paul@hdkattorneys.com](mailto:paul@hdkattorneys.com)>

**Cc:** [mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com)

**Subject:** FW: Water Meter Incorrect Charge to 500 N. Meadowlark Rd-Kelsey, this is to go into letters received by the Board and posted w/ the minutes to this October Board Meeting....kindly confirm!!!!

**Importance:** High

Paul....What would you like me to do now?

Perhaps you will be kind enough to give me a schedule as to when this is corrected as requested in my 20 October letter below.

Sincerely,



**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Sent:** Friday, October 28, 2022 3:31 PM

**To:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Subject:** FW: Water Meter Incorrect Charge to 500 N. Meadowlark Rd-Kelsey, this is to go into letters received by the Board and posted w/ the minutes to this October Board Meeting....kindly confirm!!!!

**Importance:** High

**From:** Worthy Johnson <[wjohnson@lawrencecapitalmgt.com](mailto:wjohnson@lawrencecapitalmgt.com)>

**Sent:** Thursday, October 20, 2022 2:52 PM

**To:** Kurt J. Harland <[thekurtharland@gmail.com](mailto:thekurtharland@gmail.com)>; Latham Jenkins <[latham@livewaterproperties.com](mailto:latham@livewaterproperties.com)>; Jim Lewis <[jamesl5546@gmail.com](mailto:jamesl5546@gmail.com)>

**Cc:** [office@skylineranchisd.com](mailto:office@skylineranchisd.com); [mariajohnson53@gmail.com](mailto:mariajohnson53@gmail.com); Leah Duke <[leah@mpmjh.com](mailto:leah@mpmjh.com)>; [wendy@mpmjh.com](mailto:wendy@mpmjh.com); [kelsey@mpmjh.com](mailto:kelsey@mpmjh.com); [mmurphy@tetoncountywy.gov](mailto:mmurphy@tetoncountywy.gov); [mshinkle@tetoncountywy.gov](mailto:mshinkle@tetoncountywy.gov); Emily Hanner <[clearwateroperations@gmail.com](mailto:clearwateroperations@gmail.com)>

**Subject:** FW: Water Meter Incorrect Charge to 500 N. Meadowlark Rd-Kelsey, this is to go into letters received by the Board and posted w/ the minutes to this October Board Meeting....kindly confirm!!!!

**Importance:** High

Dear ISD Board & Jim Lewis,

We had been working with you all for almost 3 years to get the correct water meter into our home with a backflow preventer. You all told us, the "Neptune T-10" and where to buy it. You also began discussing the WWDC and an eventual new water meter installation that if we put in the correct meter first, *we would not be a part of that project or its financing*. We had Emily Hanner of Clearwater Ops come by to confirm said installation. We now believe that Jim Lewis/then Treasurer told Leah @ Mountain Property Management in May or June to add the 20 year loan to buy both units and install them in our house @ 500 N. Meadowlark Rd. for \$84.30 a year for 20 years. Perhaps this was an oversight? We asked you over 1 ½ months ago to rectify the problem. Kurt, at the 15 September Board meeting said that they/the Board would have to ask their lawyer. Given this is more than public knowledge, you had 7 days to respond. Is delay, delay, delay the Board's approach today?

Our lawyer has now required the Skyline ISD lawyer to send to the Johnsons on his letterhead a formal notice defining 500 N. Meadowlark Rd, Jackson, WY 83001 exempt from an \$84.30 tax bill note payoff for 20 years and to have said note submitted and registered with the County Clerk by Friday, the 28<sup>th</sup> of October. Any delay in that Filing will answer our question as to the Skyline Ranch ISD Board's inadequacies to uphold both being true to their word as well as upholding the ISD rules and regulations. We find it appalling that the Board is more than willing to run the governance of this ISD in such a despicable, underhanded and ill-fit manner.

Unwilling to comprehend your actions,

Worthy & Maria Johnson

500 N. Meadowlark Rd

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

**Sent:** Sunday, October 30, 2022 4:02 PM

**To:** office@skylineranchisd.com; Kurt J. Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>

**Cc:** wendy@mpmjh.com; mariajohnson53@gmail.com

**Subject:** Resolutions from (the beginning of time)....have neither.....

**Importance:** High

Been posted with the minutes nor listed anywhere on the website as I can find. Kindly add them to all the various minutes as well as add them to the website if I am correct.

I may have missed something, but if I have not, please send me all the resolutions from 2021 and 2022. Given they are public notices, I would expect them on Monday morning please.

Thank you, Worthy Johnson 500 N. Meadowlark

<https://us02web.zoom.us/rec/share/s-A2VaD3B0hhtbTiMFmqkWsztnfXk32UWZAYrE-g8rR3oyA0I28pG3P-EmaLPR7.gNrQbgrtxUg9-zX?startTime=1666302603000%20Passcode:%20KGC&82hj>

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

**Sent:** Tuesday, November 1, 2022 4:01 PM

**To:** office@skylineranchisd.com; 'Kurt J. Harland' <thekurtharland@gmail.com>; 'Latham Jenkins' <latham@livewaterproperties.com>

**Cc:** Wendy Meyring <wendy@mpmjh.com>; mariajohnson53@gmail.com; Bob Norton <bobnorton51@gmail.com>

**Subject:** Posting Resolutions

**Importance:** High

Thank you Wendy....I believe it should be a SOP to attach them as well to the minutes. The previous Treasurer/Secretary believed he had to read them in their entirety at the Meeting as well. Worthy & Maria

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**From:** jwillott@aol.com <jwillott@aol.com>  
**Sent:** Tuesday, November 1, 2022 4:34 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** thekurtharland@gmail.com; ncnort@bresnan.net  
**Subject:** Official Skyline ISD pooling place

Wendy, Where with the official pooling place for the Skyline election on Nov 8th? What will be its hours of operation? When and where will the ballots be counted? All this information should be sent to every one in Skyline. JOHN

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Tuesday, November 1, 2022 6:11 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>; office@skylineranchisd.com; 'Kurt J. Harland' <thekurtharland@gmail.com>; 'Latham Jenkins' <latham@livewaterproperties.com>  
**Cc:** mariajohnson53@gmail.com; Bob Norton <bobnorton51@gmail.com>  
**Subject:** RE: Posting Resolutions....a Board responsibility

Wendy...it is not your responsibility to do these things. It is the Board Secretary as well as the entire Board to require items such as this before APPROVING the Minutes. Worthy

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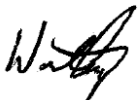
**From:** jwillott@aol.com <jwillott@aol.com>  
**Sent:** Wednesday, November 2, 2022 10:39 AM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** thekurtharland@gmail.com; ncnort@bresnan.net  
**Subject:** Re: Official Skyline ISD pooling place

What day so you start counting the ballots? Do you count before the 8th? JOHN

---

**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Wednesday, November 2, 2022 3:35 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Subject:** SRISD Voting....  
**Importance:** High

Wendy, If I had mailed in my ballot and wanted to change my vote, how can I do that? Thanks,



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**From:** Warren Machol <wlm.assoc@gmail.com>  
**Sent:** Friday, November 4, 2022 3:12 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Subject:** Skyline election

Wendy,

Please provide a complete list of the landowners who requested ballots as of yesterday (11/3/22). I also ask the address within the Skyline ISD; the ballot request is attached.

I would appreciate your help expediting my request to update the land owner ballot information.

All the best

Warren

**WLM Associates**

500 NW Ridge Rd  
Jackson WY 83001

307 734 1920 (o)

917 455 7470 (c)

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

**Sent:** Friday, November 4, 2022 4:18 PM

**To:** Wendy Meyring <wendy@mpmjh.com>

**Subject:** Re: Skyline election

Wendy

Thank you for expediting the information. A lot number, like an address, provides the identifier I requested, which will be fine.

Can you provide guidance on the column Registered voter in the attached table?

If it says no, you provided a landowner ballot; if it says yes, what did you do?

Please identify any registered voters that received a land owner ballot.

All the best

Warren

**WLM Associates**

500 NW Ridge Rd  
Jackson WY 83001

307 734 1920 (o)

917 455 7470 (c)

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**From:** Kevin Meehan <kmeehan@bresnan.net>

**Sent:** Wednesday, November 9, 2022 4:01 PM

**To:** office@skylineranchisd.com

**Subject:** Re: Skyline ISD - Election Results

Wendy,

What are our current HOA fees?



Kevin Meehan

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Thursday, November 10, 2022 5:15 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** mariajohnson53@gmail.com  
**Subject:** Resolution 2022-2  
**Importance:** High

Please post today. I need it for Tax payment situation. TYw

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Tuesday, November 15, 2022 2:19 PM  
**To:** mshinkle@tetoncountywy.gov; bobnorton51@gmail.com  
**Cc:** mariajohnson53@gmail.com; kwilliamson@tetoncountywy.gov; Leah Duke <leah@mpmjh.com>; Wendy Meyring <wendy@mpmjh.com>; Paul D'Amours <paul@hdkattorneys.com>; Kurt J. Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; office@skylineranchisd.com; Emily Hanner <clearwateroperations@gmail.com>; betsyajohnson@gmail.com; keith@schf.com  
**Subject:** FW: Water Meter Incorrect Charge to 500 N. Meadowlark Rd-Kelsey, this is to go into letters received by the Board and posted w/ the minutes to this October Board Meeting....kindly confirm!!!!  
**Importance:** High

**Dear Ms. Shinkle**.....I went on your website last Thursday to pay my Property Tax. I wanted to take off half the \$84.30 SLIB LOAN but was unable to adjust the payment. I came by on Friday, but the Veterans' Day got in the way. I came by on Monday and talked with Kristin Williamson to better understand the "entire process" regarding the Skyline Ranch ISD putting info into Mountain Property Management who then sent us the above projection post 31 July 2022 (?) and sending the FINAL NUMBERS to the TREASURER. We received from Leah @ Mountain Property Management-MPM-on 31 August- what we were charged by the SRISD on the County's Property Tax Statement.

We cannot pay this dollar amount as **it would "memorialize" our acceptance of attaching this "totally wrong SLIB 20 year Bond Payoff of \$84.30/yr "action** by the Skyline Ranch Board to our property. See above again please. I would appreciate you not charging me interest. I will work with the SRISD to get our first payment in by this Friday.

**Dear Bob Norton-Skyline Ranch Treasurer,**

Your predecessor misstated the number of lots-86 on Resolution 2022-2 which we have mentioned numerous previous times:

[https://www.skylineranchisd.com/files/ugd/fd080d\\_26aa19ec20314b8db4ee764c1e4a83ef.pdf](https://www.skylineranchisd.com/files/ugd/fd080d_26aa19ec20314b8db4ee764c1e4a83ef.pdf)

as well as utilizing that same-86 lots- assumption for the Drinking Water State Revolving Fund-DW247-Loan Agreement for \$145,000 signed 10-7 and 10-11-2022.

Two lots: 3-30.... 500 N. Meadowlark Rd, and 3-25....250 N. Meadowlark Rd. are exempt from this entire "water meter/back flow preventer project." In turn, we are presently saddled with this as well as the SRISD Board's lack of

oversight. There is only one approach that will allow the W. Johnsons to pay their 10 Nov 2022 & 10 May 2023 2<sup>nd</sup> half Property Tax payments at this point.

As per our counsel and the County Assessor's Office, we formally require a check from the Skyline Ranch ISD for 50% of the \$84.30 or \$42.15 made out to the Teton County Treasurer for this 1<sup>st</sup> half payment by this Thursday and a second one prior to 10 May 2023 so that I can drop off the 2 checks at Town Hall. We cannot write a check for the total amount as that would "memorialize" our acceptance of the 20 year SLIB Water Meter/Backflow Preventer Loan that the SRISD BOARD incorrectly added to our Skyline Ranch Taxes.

It would be appreciated if you would with your fellow Board members **authorize Leah (Wendy is out this week) at MPM to issue said check to the Teton County Treasurer for \$42.15 for parcel # 01-000427**. I can pick it up and get it to the Treasurer by this Friday. I can be reached at 307-733-4299.

Totally Exasperated, Worthy/Maria Johnson 500 N. Meadowlark Rd... Kindly confirm receipt Bob ASAP.....

**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

**Sent:** Wednesday, November 16, 2022 9:12 AM

**To:** Bob Norton <bobnorton51@gmail.com>; office@skylineranchisd.com; Kurt J. Harland <thekurtharland@gmail.com>; Latham Jenkins <latham@livewaterproperties.com>; Wendy Meyring <wendy@mpmjh.com>; Leah Duke <leah@mpmjh.com>

**Cc:** mariajohnson53@gmail.com

**Subject:** RECEIPTED Payment of 1st half Property Taxes for 500 N. Meadowlark Rd

**Importance:** High

## Payment Receipt

### Teton County Treasurer's Office

P.O. Box 585  
200 South Willow Street Ste 115  
Jackson, WY 83001  
Phone: 307-733-4770  
Fax: 307-732-8544  
[propertytax@tetoncountywy.gov](mailto:propertytax@tetoncountywy.gov)

### Bill To:


Worthington Johnson Jr  
PO Box 30000pmb412  
  
Jackson, WY 83002  
wjohnson@lawrencecapitalmgt.com

Parcel	Description	Owner	Tax	Interest	Fee	Amount	Paid
01-000427	2022 First Half	JOHNSON WORTHINGTON JR. & MARIA	7905.75	23.39	0.00	7929.14	11-16-2022

### Single Payment

Transaction Date: 11/16/2022 8:07 AM Pacific Time

Payment Amount: \$7,929.14

Pay Method:  \*\*\*\*\*0018

Service Fee: \$1.50

Approval #: 17903325

**Total: \$7,930.64**

Trace Number: 803be042-9077-41a7-a3d0-794142e1b67

Amount: \$7,930.64

Thank you for your payment.

**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

**Sent:** Wednesday, November 16, 2022 9:16 AM

**To:** Bob Norton <bobnorton51@gmail.com>; Kurt Harland <kurt@bhhsjacksonhole.com>; Latham Jenkins <latham@livewaterproperties.com>; Leah Duke <leah@mpmjh.com>; Wendy Meyring <wendy@mpmjh.com>

**Cc:** mariajohnson53@gmail.com

**Subject:** RE: FW: Water Meter Incorrect Charge to 500 N. Meadowlark Rd-Kelsey, this is to go into letters received by the Board and posted w/ the minutes to this October Board Meeting....kindly confirm!!!!

Thanks for your help here Bob. I sent you/copied you on 2 previous correspondences: one to Katie and Mel @ Town Hall, and two, a copy of my receipt for paying 1<sup>st</sup> half Property taxes at 500 N. Meadowlark Rd. Kindly alert me if you need anything else. Worthy














# Skyline Minutes 11-17-2022 - Revised

Final Audit Report

2023-01-28

Created:	2023-01-23
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOWscG1hEIHTTr8g7DA_t_CvgoEWvCc2FP

## "Skyline Minutes 11-17-2022 - Revised" History

-  Document created by Mountain Property Management (info@mpmjh.com)  
2023-01-23 - 3:27:31 PM GMT- IP address: 207.183.166.24
-  Document emailed to Kurt Harland (kurt@bhhsjacksonhole.com) for signature  
2023-01-23 - 3:29:10 PM GMT
-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)  
2023-01-23 - 3:29:19 PM GMT- IP address: 66.249.84.86
-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)  
2023-01-27 - 4:46:48 PM GMT- IP address: 74.125.215.65
-  Email viewed by Kurt Harland (kurt@bhhsjacksonhole.com)  
2023-01-28 - 7:07:24 PM GMT- IP address: 74.125.215.90
-  Document e-signed by Kurt Harland (kurt@bhhsjacksonhole.com)  
Signature Date: 2023-01-28 - 7:08:01 PM GMT - Time Source: server- IP address: 50.216.119.246
-  Document emailed to latham@livewaterproperties.com for signature  
2023-01-28 - 7:08:03 PM GMT
-  Email viewed by latham@livewaterproperties.com  
2023-01-28 - 7:16:18 PM GMT- IP address: 104.28.48.220
-  Signer latham@livewaterproperties.com entered name at signing as Latham jenkins  
2023-01-28 - 7:16:50 PM GMT- IP address: 107.122.173.65
-  Document e-signed by Latham jenkins (latham@livewaterproperties.com)  
Signature Date: 2023-01-28 - 7:16:52 PM GMT - Time Source: server- IP address: 107.122.173.65
-  Agreement completed.  
2023-01-28 - 7:16:52 PM GMT