

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 **August 15, 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 4:01 p.m.

Directors present: Kurt Harland, Chair and Treasurer Streator (Zoom)

**REVIEW AND APPROVE MEETING MINUTES OF JUNE 20, 2024 (Video time: 00:01:10)**

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

No Public Comment

**REVIEW AND APPROVE MEETING MINUTES OF JULY 18, 2024 (Video time: 00:01:27)**

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

No Public Comment

**CHANGES TO THE AGENDA (Video time: 00:01:56)**

None noted

**ADOPTION OF THE AGENDA**

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

**PUBLIC COMMENT ON ITEMS NOT APPEARING ON THE AGENDA (Video time: 00:03:38)**

Chris Peltz, Water Resources Coordinator for Teton County Public Works, reaching out notifying the district of his capacity and his role. A water district summit will be held this coming spring, and he hopes Skyline will participate. 307-732-8591, [cpeltz@tetoncountyywy.gov](mailto:cpeltz@tetoncountyywy.gov).

John Willott regarding his email sent for processes and procedures, and the need to follow them when passing the budget.

John Willott regarding the budget comparison posted on the website and the need to have the original 23/24 budget vs. the amended budget.

Worthy Johnson regarding the need to properly advertise the proposed budget amendment prior to passing the new budget.

Warren Machol regarding policy and procedure. He asked what the date was the amendment took affect and when it was sent to the State of Wyoming. He questioned why the reserve allocations were reduced to cover expenses such as legal fees.

Warren Machol regarding how the Wyoming statutes should be followed to correctly amend the budget.

Warren Machol regarding his request for the Board to confirm and document the loan payment for the meter loan is fixed and defined for the term of the loan, and the annual payment per lot is calculated equally. Resolution 2022-2 specifies what the debt service will be. If 25% of the debt service is forgiven, this amount should be equally between the lots or the term of the loan is shortened.

Warren Machol regarding the loan document DW247 section G(ii)(iii) signed by the Board stating each recipient will pay their proportionate share of operations and water maintenance including the replacement of the drinking water system.

Warren Machol regarding the \$325,000 chip seal and the road damage by the construction project at 655 NW Ridge Road and 200 NW Ridge Road.

Worthy Johnson regarding 655 NW Ridge Road is using tractors that have metal treads, that is causing damage to the roads.

**CORRESPONDENCE RECEIVED BY THE DISTRICT OFFICE (Video time: 00:22:46)**

James Miller 7/22/24 regarding deposit refund, fees, election ballots

Laurie Andrews 7/22/24 regarding plowing options

Perk Perkins 7/22/24 regarding plowing options

Alan Wood 7/22/24 regarding date for next Site Committee meeting

James Miller 7/23/24 regarding deposit refund and election ballots

James Miller 7/24/24 regarding fees

Warren Machol 7/24/24 regarding tax assessment information

Angela McGrath 7/24/24 regarding speed bumps

Warren Machol 7/25/24 regarding tax assessment information

John Willott 7/25/24 regarding historical water usage information  
 Mimi Kaplan 7/26/24 regarding WUI zoning  
 Worthy Johnson 7/28/24 regarding tax assessments and speed bumps  
 John Willott 7/28/24 regarding budgeting process  
 Warren Machol 7/29/24 regarding budget and allocation of revenues.  
 Matt Fairbanks 7/30/24 regarding tax assessments and speed bumps  
 Matt Fairbanks 7/31/24 regarding speed bumps  
 Gust Bardy 8/1/24 regarding tax assessment  
 Angela McGrath 8/6/24 regarding construction parking  
 Maria Johnson 8/6/24 regarding changing CCRs  
 Angela McGrath 8/8/24 regarding construction parking  
 Sarah Kilmain 8/9/24 regarding road damage deposit  
 Perk Perkins 8/12/24 regarding plowing vendors  
 John Kaplan 8/12/24 regarding plan review requirements  
 James Miller 8/14/24 regarding fire hydrants  
 Warren Machol 8/15/24 regarding budget comparison posted on website  
 Worthy Johnson 8/15/24 regarding formal audit report

**REVIEW 1-MONTH JULY ACTUALS VS. FULL YEAR FY 2024-2025 BUDGET (Video time: 00:23:41)**

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

Moving forward a General Ledger will be included with the monthly reports to provide more detail of the checks that have been paid.

**REVIEW OF JULY 31, 2024 TREASURY REPORT**

Operating Checking Account – FIB – \$16,925.74  
 Operating Savings Account – FIB - \$30,627.09  
 Operating Reserve Account – WGIF - \$27,395.96  
  
 Road Reserve Account – FIB - \$62,778.62  
 Road Reserve Account – WGIF - \$489,478.17  
  
 Water Reserve Account – FIB - \$17,520.66  
 Water Reserve Account – WGIF - \$164,561.86  
  
 Well #4 – WGIF - \$7.41

Total Cash on Hand as of 07/31/2024 \$809,295.51

**APPROVE PAYMENT OF INVOICES (Video time: 00:34:24)**

A motion was made by Chair Harland to approve the payment of \$10,411.59 of monthly bills and Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

Skyline Improvement & Service District					
Date	Vendor	Ref. No	Description	Due Date	Total
8/1/2024	Mountain Property Management		Monthly Management road share	8/1/2024	\$1500.00
8/1/2024	Mountain Property Management		Monthly Management water share	8/1/2024	\$1500.00
8/9/2024	Lower Valley Energy		acc#294586001	8/9/2024	\$16.88
8/9/2024	Lower Valley Energy		acc#294586003	8/9/2024	\$18.00
8/9/2024	Lower Valley Energy		acc#294586002	8/9/2024	\$616.71
8/9/2024	Clearwater Operations & Services	2206	monthly contract	8/9/2024	\$800.00
8/9/2024	Clearwater Operations & Services	2206	clean vaults & surrounding	8/9/2024	\$825.00
8/9/2024	Teton Media Works, Inc.	36753	budget hearing advertisement	8/9/2024	\$57.50
8/9/2024	Teton Media Works, Inc.	36753	budget hearing advertisement	8/9/2024	\$57.50
8/12/2024	Teton County Health Department	25-1188	water test 7/2	8/12/2024	\$20.00
8/15/2024	Boardwalk Real Estate LLC		refund road Damage deposit	8/15/2024	\$5000.00
<b>Total for Skyline Improvement &amp; Service District</b>					<b>\$10411.59</b>

**APPROVE BACKFLOW PREVENTER COMMUNICATION (Video time: 00:34:53)**

Chair Harland made a motion to table this item. Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

**PUBLIC COMMENT:**

John Willott asked what the nature of the communications is.

**APPROVE FRONTIER LANDSCAPING TO SPRAY EXISTING NOXIOUS WEEKS (Video time: 00:36:06)**

Chair Harland made a motion to table this item. Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

**PUBLIC COMMENT**

Warren Machol asking if the work had already been completed.  
Maria Johnson noting that she saw the landscaping crew performing work well beyond the easement.  
Chris Thulin noting that a representative with Teton County Weed & Pest inspected the subdivision and has sent letters to property owners where noxious weeds were identified on their property.  
Worthy Johnson regarding the need for multiple bids if this will be a formal process moving forward.  
Warren Machol noted that Wyoming has a requirement for controlling noxious weeds, and Teton County Weed & Pest is a great resource for helping property owners doing so.  
Alan Wood regarding the amount of noxious weeds on the property maintained by the Mountain Academy.

**APPROVE RESOLUTION 2024-5 – SPRAY NOXIOUS WEEDS ON MEMBER PROPERTIES (Video time: 00:43:49)**

Chair Harland made a motion to table this item. Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried.

**PUBLIC COMMENT**

Chris Thulin regarding the need to send out an annual letter to homeowners reminding them of the need to treat noxious weeds.  
Alan Wood asking if the county requires the remediation of noxious weeds, why couldn't the district mandate the need to treat the noxious weeds.  
Warren Machol regarding the discussion originally being centered toward maintaining the easements.  
Warren Machol regarding having any proposed resolution be provided for review at least 30 days prior to the Board voting on it.

**PROCESS FOR UPDATING CCRs – UPDATE (Video time: 00:47:41)**

**ROAD EASEMENT RESPONSIBILITY – UPDATE**

The District is waiting to hear from Paul D'Amours with his opinion regarding these topics.  
There was an extensive discussion of the role of the Site Committee vs. the District's responsibility of roads and water.

**NEXT BOARD MEETING – THURSDAY, SEPTEMBER 19, 2024**


**SNOW REMOVAL CONTRACT – UPDATE (Video time: 01:10:20)**

The District is waiting to receive proposals from Wyoming Landscape, Village Gardener, and Snake River Excavation. A proposal has been received from JH Snow Removal. A comparison of the proposals will be provided to the Board for their review.

**ADJOURNMENT (Video time: 01:16:49)**

Chair Harland made a motion to adjourn Skyline Improvement and Service District monthly board meeting. Treasurer Streator seconded the motion. Chair Harland called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 5:18 p.m.

Approved

  
Kurt Harland (Sep 25, 2024 15:59 MDT)

Kurt Harland  
Chair

Approved

  
Jamie Streator (Sep 26, 2024 08:01 GMT+2)

Jamie Streator  
Treasurer

**CORRESPONDENCE RECEIVED:**

**From:** James Miller <jim@tetonrealestate.us>  
**Sent:** Monday, July 22, 2024 10:37 AM  
**To:** office@skylineranchISD.com  
**Cc:** Kurt Harland <kurt@bhhsjacksonhole.com>  
**Subject:** 355 Meadowlark Drive in Skyline

Hi,

I own 355 Meadowlark Drive in Skyline, which was recently completed. Couple issues/questions:

1. I believe you have a \$5,000 deposit/bond for that project. The landscaping is complete. Can I get that refunded?
2. How much are annual HOA dues?
3. I received a ballot the first year I owned the property, and I just saw that there was another election in June 2024 maybe? I believe there was one last year. I have not been receiving ballots/paperwork from the HOA. Are you using:

PO Box 610  
Wilson, WY 83014

As my address?

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

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**From:** Laurie Andrews <laurierandrews@gmail.com>  
**Sent:** Monday, July 22, 2024 1:26 PM  
**To:** wendy@mpmjh.com  
**Cc:** Perk Perkins <perkinsp@orvis.com>  
**Subject:** Re: Skyline

Hi Wendy,

Hope you are well and enjoying your summer. We got a notice from Evans that they will no longer be plowing driveways in Skyline. I reached out to Mountainscapes and Terrain. Nick from Mountainscapes just called and said they can do our driveway but wondered about the larger HOA. I wasn't certain who he should talk to. Let me know if there is a more united way we want to tackle snow plowing.

Take care,

Laurie

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**From:** Perk Perkins <perkinsp@orvis.com>  
**Sent:** Monday, July 22, 2024 4:14 PM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Cc:** Laurie Andrews <laurierandrews@gmail.com>  
**Subject:** Re: Skyline

It makes a lot of sense to do it in a more united way. We will get better service from the provider and perhaps a better price.

Wendy, since the HOA would be the biggest customer does it make sense for you or someone to take the lead on finding the replacement snow mover?

Sent from my iPhone

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**From:** Alan Wood <alanwoodmd@gmail.com>  
**Sent:** Monday, July 22, 2024 7:34 PM

**To:** wendy@mpmjh.com

**Subject:** Re: Skyline

Wendy, when is the next site committee meeting? Thanks, Alan

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**From:** James Miller <jim@tetonrealestate.us>

**Sent:** Tuesday, July 23, 2024 10:51 AM

**To:** Skyline Ranch ISD - Office <office@skylineranchisd.com>

**Cc:** Kurt Harland <kurt@bhhsjacksonhole.com>; Leah Duke <leah@mpmjh.com>

**Subject:** RE: 355 Meadowlark Drive in Skyline

1. Sounds good on the refund – 8/15 meeting.
2. Ballots, I'm officially requesting although unlikely I will still own a lot for next election. I am registered voter at my home in Wilson on the pass.

Jim Miller

Boardwalk Real Estate, Manager

Teton Real Estate, Manager

570-527-7537

PO Box 610 (USPS)

Wilson, WY 83014

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**From:** James Miller <jim@tetonrealestate.us>

**Sent:** Wednesday, July 24, 2024 9:40 AM

**To:** Skyline Ranch ISD - Office <office@skylineranchisd.com>; Leah Duke <leah@mpmjh.com>

**Cc:** Kurt Harland <kurt@bhhsjacksonhole.com>

**Subject:** RE: 355 Meadowlark Drive in Skyline

Hi Wendy or Leah,

I have a buyer coming through a second time today and they have asked twice what my HOA dues are. Can you tell me what they were in 2023? Or what they will be in 2024? Even a close number would be fine.

I searched my billing system and can't find it.

Jim Miller

Boardwalk Real Estate, Manager

Teton Real Estate, Manager

570-527-7537

PO Box 610 (USPS)

Wilson, WY 83014

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

**Sent:** Wednesday, July 24, 2024 4:05 PM

**To:** Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>

**Subject:** tax information

Wendy

I request a copy of the information that has been or will be submitted to Teton County for tax assessment this fiscal year for each member of Skyline ISD. Please provide the requested information in the same format that is provided to the county clerk's office for processing.

Please let me know if providing the requested information by noon on Friday will be difficult.

All the best

Warren

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**From:** Angela McGrath <angelamcgrath.wy@gmail.com>

**Sent:** Wednesday, July 24, 2024 8:24 PM

To: wendy@mpmjh.com

Subject: Re: Skyline

Hi Wendy,

Did the board put in the curb bumps? Hard on the cars, even going super slow. I hope they are not permanent.

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

Sent: Thursday, July 25, 2024 11:31 AM

To: Wendy Meyring <wendy@mpmjh.com>

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

Subject: Re: tax information

Wendy,

Thank you for the information on this year's Tax assessments. Are these same files available for fiscal years 22-23 and 23-24 assessments?

On a totally unrelated note: The placement of the speed bump placed on Westridge

- The West Ridge location is +50 feet from a stop sign, which does not affect speeds as vehicles slow.
  - At the board meeting, I heard suggestions:
    - Further up Westridge:
      - After the Willliots, before the blind corner, or
      - On the flat section of Westridge before my property line and the double curves in the road
    - In either location, the speed bump would provide an incentive or reminder to slow down without competing with the stop sign.
  - Further, the same speed bump near the stop sign appears loosely fixed to the road.
    - The chain is already in one day digging into the road surface and is damaging the surface.

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: john willott <jawillott@gmail.com>

Sent: Thursday, July 25, 2024 12:22 PM

To: Wendy Meyring <wendy@mpmjh.com>

Subject: Skyline water usage by lot and year

Wendy, Attached are the spreadsheets that Jim Lewis gave me on the water usage in 2019-2020 and 2020-2021.

Can you please send me the Excel spreadsheets of 2021, 2022 & 2023. Thank you. JOHN

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From: Mimi Kaplan <mimickaplan@gmail.com>

Sent: Friday, July 26, 2024 3:14 PM

To: Wendy Meyring <wendy@mpmjh.com>

Subject: Skyline Ranch WUI Zone

Hi Wendy,

I'm hoping you can help me because the Teton County Webpage no longer supports the mapping for WUI zone designation. Do you know the WUI zone for Skyline Ranch?

Thanks and enjoy your weekend.

Best,

Mimi Kaplan

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**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Sunday, July 28, 2024 4:50 PM  
**To:** Leah Duke <leah@mpmjh.com>  
**Cc:** Wendy Meyring <wendy@mpmjh.com>; mariajohnson53@gmail.com  
**Subject:** 2024-2025f Tax Assessments.....  
**Importance:** High

Hi Leah.....Will you be sending out a **2025f Tax Assessment & Charges** so we will know what the explanation is on our County Property Taxes?

Thank you.

Also, someone disconnected the 2 new "temp bumps" on Goldfinch and West Ridge btwn Fri PM and Sunday AM....Not sure if those were the areas that they were needed/supposed to be....

Worthington Johnson Jr.  
 PO Box 30000 PMB 412  
 Jackson, WY 83001

**Tax Assessments and Charges FY 2023-2024**

Date: 8/18/2023

Account #: 00597182

Property Address: 500 N Meadowlark Road

Date	Note	Amount	Balance
6/13/2023	payment made at Teton County 5/11/23	(\$2,549.62)	\$42.51
6/13/2023	Credit adjust water usage fees to match collection by TC	(\$0.01)	\$42.50
7/1/2023	Tax Roll Charge - 23/24 Water Overhead Assessment	\$676.83	\$719.33
7/1/2023	Tax Roll Charge - 23/24 Water Maintenance Assessment	\$188.89	\$908.22
7/1/2023	Tax Roll Charge - 23/24 Water Usage Estimate	\$1,677.84	\$2,586.06
7/1/2023	Tax Roll Charge - Water Usage Prior Year Adjustment	\$879.46	\$3,465.52
7/1/2023	Tax Roll Charges - 23/24 Road Reserve Loan repayment Assessment	\$130.56	\$3,596.08
7/1/2023	Tax roll Charges - 23/24 Road Overlay Assessment	\$276.66	\$3,872.74
7/1/2023	Tax roll Charges - 23/24 Road Maintenance Assessment	\$736.77	\$4,609.51
7/1/2023	Tax Roll Charges - 23/24 Road Chip Seal Assessment	\$304.92	\$4,914.43
7/1/2023	Tax Roll Charges - 23/24 Road Overhead Assessment	\$107.78	\$5,022.21

These water and road assessment charges will be included on your Teton County Property Tax Statement under "Skyline West or East".

If your billing contains any charges, besides those labeled as "Tax Roll Charge", or you have any questions, please contact Leah Duke at Mountain Property Management for more information. leah@mpmjh.com, 307-733-1684 ext. 103.

**From:** john willott <jawillott@gmail.com>  
**Sent:** Sunday, July 28, 2024 5:03 PM  
**To:** Kurt J. Harland <thekurtharland@gmail.com>; latham@livewaterproperties.com; Streator, Jamie <Jamie.streator@cowen.com>; Wendy Meyring <wendy@mpmjh.com>; info@skylineranchisd.com  
**Cc:** commissioners@tetoncountywy.gov  
**Subject:** Skyline Ranch ISD approval of the 2024-2025 budget

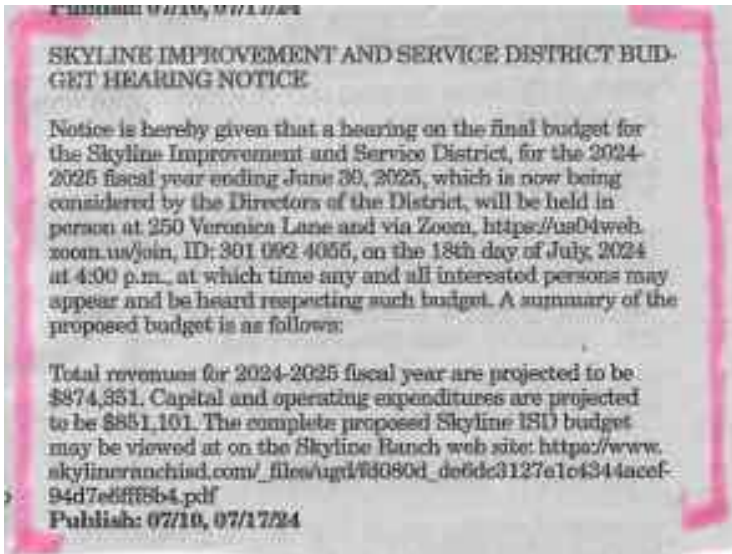
Dear Skyline Ranch ISD Board,

I am concerned with your recent change in procedures in approving the 2024-2025 budget. I have been attending ISD Board meetings since 2018 and in past years the annual budget was reviewed first in May, then reviewed a second time in June before the third review and approval in July. This is the same process that both the Town of Jackson and the Teton County Commissioners use in their budget process, and it allows the homeowners to understand and question the plan and budget for the coming year.

This year according to the board meeting agendas there was no budget review in May or June. At the June meeting you approved the Advertisement of Preliminary FY24-25 Budget and Notice of Budget Hearing July 18, 2024, but did not review the 2024-25 budget. The budget was advertised in the paper on 7/10 & 7/17 stating the 2024-25 total revenues to be \$874,351 and expenditures to be \$851,101.

On 7/15 a new budget was posted on the ISD website without any notification of the ISD homeowners. That was presented for the first time on 7/18/24 in a ISD Board meeting and approved, three days after it first appeared. That budget had 2024-25 total revenues of \$927,737 and expenditures of \$904,482. These numbers are up significantly

from the 2023-24 revenue of \$645,991 and expenditures of \$615,520 and **will increase all our property taxes this coming year.**



Given that the final budget numbers were not reviewed in detail with the community in advance of the 7/18 meeting and that the numbers that were advertised in the newspaper were not correct, I believe that Skyline Ranch ISD may have violated the Wyoming state statute 16-4-111 on Adoption of Budget and the budget should not be presented to the Teton County Commissioners for approval.

The Skyline Ranch ISD Board must follow the letter of the law and completely review annual budgets with the community members prior to approval.

Please confirm your receipt of this letter and attach it to ISD minutes.

John Willott

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

**Sent:** Monday, July 29, 2024 3:29 PM

**To:** Leah Duke <leah@mpmjh.com>; Wendy Meyring <wendy@mpmjh.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>

**Subject:** Re: tax information

Leah,

I want to confirm some details on this year's budget and the allocation of revenues to budgeted costs. At the last board meeting, you provided information on what expenses were associated with the Water Overhead Assessment revenue of \$50,845. Further you explained why the Water Overhead

assessment had decreased by 20%, while most other items had increased by 18 to 24%.

You explained that Water Overhead expenses are associated with Water Overhead are the following items:

- Advertising
- bonding
- clerical services
- legal fees
- Audit fees
- water operations
- water testing
- web site admin.

These total \$48,765

If you add the following categories

- insurance board
- insurance equipment
- office supplies



It totals **\$50,845**. Would you be able to confirm this is accurate?

Leaving the following revenues and unallocated expenses:

**The Water Maintenance Assessment revenue that totals \$21,752.**

- Will you provide how this number was determined?
  - Water Repair and Maintenance is budgeted at \$35,000
  - Water Contingency for repair is \$10,000

**Water system user fees of \$55,625**

- I understand utilities of \$4890
- Will you provide how the remaining revenue was allocated to current budgeted expenses?
  - Is this the same as last year (23-24 budget) when water system user fees were \$45,660

One final question:

- A revenue line of \$1500 was noted as a Prior-year Adjustment. ( I assume for water user fees)
  - How is this collected? I could not find it on the file sent to the county.

Thank you for helping to clarify these budget numbers.

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: Matt Fairbanks <[mattkfairbanks@gmail.com](mailto:mattkfairbanks@gmail.com)>**

**Sent: Tuesday, July 30, 2024 4:32 PM**

**To: Leah Duke <[leah@mpmjh.com](mailto:leah@mpmjh.com)>**

**Subject: Re: Skyline Improvement & Service District - tax roll charge detail**

Thanks for this.

**Are any of these charges (other than the water usage) unique to me and my specific property? Or, will all of these charges (other than the water usage) be the same for all property owners in Skyline?**

**Let me know when you get a free moment.**

Thanks!

**Also, what's up with the new speed bumps? I almost killed myself on my road bike (especially the one on the hill that is always wet from the nearby Polar X sprinklers that always seem to be on). What must we do as a community to eliminate the need (real or perceived) to have those horrible speed bumps removed?**

**Matt Fairbanks**

**307-231-4651 (call/text)**

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**From: Matt Fairbanks <[mattkfairbanks@gmail.com](mailto:mattkfairbanks@gmail.com)>**

**Sent: Wednesday, July 31, 2024 3:18 PM**

**To: Wendy Meyring <[wendy@mpmjh.com](mailto:wendy@mpmjh.com)>; Leah Duke <[leah@mpmjh.com](mailto:leah@mpmjh.com)>**

**Subject: Re: Skyline Improvement & Service District - tax roll charge detail**

Thanks Wendy.

**It's frustrating when construction workers or teenagers (and especially their visiting friends) speed through the neighborhood. Even on the Killdeer Rd cul-de-sac we have people going very fast up the road whizzing past our driveway (typically teenagers and their friends who live next door to us). One of them even hit one of our dogs last year.**

That said, just having two large speed bumps appear with zero notice is not ideal. It would have been a good idea to send out a note to the community letting them (us) know that the bumps would be showing up.

Also, that particular type of bump is particularly brutal for people who ride road bikes (like myself). The bumps on Pratt Rd (for example) are better as cyclists can navigate around them on the side and even hit in center don't wreak as much havoc on a roadbike with a 28mm tire/wheel. And putting speed bumps on an uphill (as done with the bump near Polar X) is particularly dangerous as I need to take my bike down to a very slow speed such that I can't regain momentum with clipped-in pedals on the steep uphill. It's really not safe. And when they get wet, it's even worse.

That large asphalt hump down at the bottom of NW Ridge Road seems like the perfect compromise if bumps must exist. Cars need to slow down, yet bikes and other things are able to navigate it safely as well.

I'd love to know what Skyline residents can do to earn further trust to have the bumps removed and consider other less-dangerous ways to keep speeding construction workers and teenagers in check.

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**From:** Gust Bardy <gbardy@me.com>  
**Sent:** Thursday, August 1, 2024 12:59 AM  
**To:** Leah Duke <leah@mpmjh.com>  
**Cc:** Wendy Meyring <wendy@mpmjh.com>  
**Subject:** Re: Skyline Improvement & Service District - tax roll charge detail

Hi Leah. Could you please. Send me the HOA documents that define this billing process for water. Thank you, gust.

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**From:** mike angela <jhjoehandmatt@gmail.com>  
**Sent:** Tuesday, August 6, 2024 8:09 AM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Subject:** Construction workers

Might be a good idea to remind the construction workers across the street from 225 new ridge that the parking is at the bottom of the hill, not on the street and not on my property. They have been pretty good for the last 3 years, but this summer has increased cars, making the hill kind of scary. They park along the side if the their side but dont trim the weeds increasing the fire hazard. I trim along the side of the road, but not to create parking spaces.



Angela

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**From:** Maria Johnson <mariajohnson53@gmail.com>  
**Sent:** Tuesday, August 6, 2024 10:44 AM  
**To:** Wendy Meyring <wendy@mpmjh.com>  
**Subject:** Change restrictive covenants

Good morning Wendy,

Just wondering if there had been a response from Paul about changing the Restrictive Covenants? (For view corridors)

It's my understanding that if they are to be changed, it would take a majority vote from the homeowners, which is rarely successful. That being said, Kurt initially said this change would be for the first filing and then said it would be for all filings and suggested the cost of the change would be divided with percentages for East vs West.

Am I correct ?

Assuming this change would be only for situations going forward, not in arrears.

Thanks, Maria

Maria J. Johnson  
307.203.2600 WY

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From: mike angela <jhjoehandmatt@gmail.com>  
Sent: Thursday, August 8, 2024 8:29 PM  
To: Wendy Meyring <wendy@mpmjh.com>  
Subject: Re: Construction workers

Hi Wendy,

If you spoke with them it worked! Less cars on the street and cars used the overflow. Thanks so much and thanks to the workers who cooperated!

Angela

415 328 3107

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From: sarah Kilmain <skilmain@me.com>  
Sent: Friday, August 9, 2024 3:56 PM  
To: wendy@mpmjh.com  
Subject: Re: Skyline - Chip Sealing Project

Good afternoon!

I just received the bill for the road deposit because it was sent to my ex's mailbox. My project is over. Do you still need the check?

Also can you please change my address in your files to my home address? 3205 Mallard Rd.

Thank you for your help!

Sarah Kilmain

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From: Perk Perkins <perkinsp@orvis.com>  
Sent: Monday, August 12, 2024 7:04 AM  
To: wendy@mpmjh.com; laurierandrews@gmail.com  
Subject: RE: Skyline - Snow Removal Option

Thanks Wendy. Has Skyline retained this company to do our roads? If so then we will approach them for our personal snow removal. If not, I think it might be best and wait until Skyline has made a decision and retained a company.

Perk

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From: John Kaplan GMail <john.t.kaplan@gmail.com>  
Sent: Monday, August 12, 2024 1:37 PM  
To: Wendy Meyring <wendy@mpmjh.com>  
Cc: John T. Kaplan <john.t.kaplan@gmail.com>; Mimi Kaplan <mimickaplan@gmail.com>  
Subject: Remodel Drawing Submittal

Hi Wendy,

I hope that all is well. Could you please let us know where our architect should send drawings for the remodel we would like to undertake? Could you also please let us know who serves on the Site and Architectural Committees? We could not find that information on the ISD website. Thank you.

Best,

John & Mimi

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From: James Miller <jim@tetonrealestate.us>

Sent: Wednesday, August 14, 2024 1:27 PM

To: Skyline Ranch ISD - Office <office@skylineranchisd.com>; Leah Duke <leah@mpmjh.com>

Cc: Kurt Harland <kurt@bhhsjacksonhole.com>; Robert and Nancy Norton <bobnorton51@gmail.com>;

Latham Jenkins <latham@livewaterproperties.com>

Subject: RE: 355 Meadowlark Drive in Skyline

All:

What is the situation with the fire hydrants on Meadowlark Road. Can I tell my insurer they work and available to fire trucks? I know some have the notice "not working" on some of them.

I believe I posted a \$5k cash bond back when I started construction. The house is complete. Landscape is complete. I have an occupancy permit. When I asked in spring I think I was told that you would inspect when landscape is complete you would return it. Can you update me on the status of this please?

Jim Miller

Boardwalk Real Estate, Manager

Teton Real Estate, Manager

570-527-7537

PO Box 610 (USPS)

Wilson, WY 83014

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

Sent: Thursday, August 15, 2024 10:34 AM

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

Subject: Web site Posted comparisons 23-24 , 24-25

The comparison document noted is the "nonofficial amendment," not the 23-24 budget that was approved at the public meeting.

Please post a comparison to the actual 23-24 budget for this afternoon's discussion.













# Skyline Minutes 8-15-24

Final Audit Report

2024-09-26

Created:	2024-09-25
By:	Mountain Property Management (info@mpmjh.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOpF3U9KgtP2KCdc--5yy1U3ripwjy3OQ

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-  Document created by Mountain Property Management (info@mpmjh.com)  
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-  Document emailed to Kurt Harland (kurt@bhhsjacksonhole.com) for signature  
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-  Email viewed by Jamie Streator (jstreator58@gmail.com)  
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-  Document e-signed by Jamie Streator (jstreator58@gmail.com)  
Signature Date: 2024-09-26 - 6:01:50 AM GMT - Time Source: server- IP address: 145.224.114.189
-  Agreement completed.  
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