

**SKYLINE IMPROVEMENT AND SERVICE DISTRICT  
MINUTES OF SPECIAL BOARD MEETING  
October, 7, 2021**

A public meeting of the Directors of the Skyline Improvement and Service District was held on October 7, 2021, via Zoom.

Kurt Harland, Latham Jenkins and Jim Lewis constituting a quorum were present. Homeowners attending were Worthy Johnson and Warren Machol and Mike Minter.

Kurt, serving as Chairman, called the meeting to order at 4:08 pm.

**1. Motion to suspend the meeting**

**Action:** Kurt made a motion to suspend the special board meeting. Latham seconded. The motion passed 3-0.

**2. Call the Amended Budget Public Hearing to order and ask for public comment on the proposed amended FY 2021-22 budget, increasing total cash expenses from \$173,071.00 to \$183,071.00 and increase reserve transfer from \$21,000 to \$31,000.**

Kurt called the public budget hearing to order at 4:09 pm and stated that any emailed comments received prior to the public hearing will be attached to the minutes.

Public comments:

Worthy read from his 10-7-21 emailed comment which is attached below beginning on page 18.

Warren asked that his two emails be attached (see below beginning on page 6. Like Worthy he thinks Board has process out of order. He commented on the meters and not getting the final report early enough. He said that the board is going forward without public comment.

Emailed comments received from homeowners listed below prior to meeting. Beginning on page 6.

Warren Machol  
Jim Lewis  
Fred Stahr  
Derek Goodson  
Fred Stahr  
JJ Bunnett  
Lisa Stamford  
Carol McCain  
Linda and Matt Matthews  
Maggie and Jim Hunt  
Warren Machol  
Jim Miller  
Warren Machol  
Jim Lewis  
Worthy and Maria Johnson

**3. Adjourn the Amended Budget Pubic Hearing**

There being no further public comment, Kurt adjourned the public budget hearing at 4:20pm.

**4. Motion to reopen the regular Board meeting**

**Action:** Kurt made a motion to reopen the board meeting. Latham seconded and the motion passed 3-0.

**5. Motion to approve the amended FY 2021-22 ISD Budget, increasing total cash expenses from \$173,071.00 to \$183,071.00 and increase reserves transfer from \$21,000 to \$31,000.**

**Action:** Kurt made a motion to approve and adopt the amended FY 2021-22 ISD budget. Latham seconded the motion.

Public comment: Warren reiterated his comments made during the public hearing.

Following public comment, the motion passed 3-0.

**6. Motion to approve Board Resolution #2021-4, authorizing the filing of a ground water exploratory grant application to the Wyoming Water Development Commission (WWDC)**

Jim to read the text of the resolution:

**RESOLUTION # 2021-4**

**A RESOLUTION AUTHORIZING THE FILING OF A GROUND WATER  
EXPLORATORY GRANT APPLICATION  
TO WYOMING WATER DEVELOPMENT COMMISSION (WWDC)**

**WHEREAS**, the Skyline Ranch Improvement and Service District (SRISD) operates two public water supply wells in two pressure zones with fifteen thousand lineal feet of water distribution mains plus wells, pressurized storage tank, and flushing hydrants; and

**WHEREAS**, the current SRISD infrastructure experiences high summer demands, which is projected to exceed supply capability in the near future with one well out of service; and

**WHEREAS**, the SRISD's existing water supply wells will not be in compliance with current Wyoming Department of Environmental Quality (WDEQ) regulations; and

**WHEREAS**, the SRISD seeks to take exploratory measures and construct a new well to address current and future water supply needs of current users; and

**WHEREAS**, the Wyoming Water Development Commission has grants available for Groundwater Exploration Programs; and

**WHEREAS**, the total project cost for this feasibility exploration is estimated at \$235,000; and

**WHEREAS**, the SRISD desires to apply under said Program for seventy-five percent of the project cost (\$176,250), with a required match of twenty-five percent (\$58,750) from the SRISD for well exploration study, drilling and testing to locate a future public water supply well to improve water system redundancy and to accommodate peak summer water demands in accordance with WDEQ.

**NOW, THEREFORE**, be it resolved by the Elected Board of the Skyline Ranch Improvement and Service District, located in Jackson, Wyoming that the SRISD is authorized to file the Ground Water Exploratory Grant Application to the Wyoming Water Development Commission for the purpose of exploration study, drilling and testing of a new public water supply well.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of October 2021.

SKYLINE RANCH IMPROVEMENT &  
SERVICE DISTRICT

\_\_\_\_\_  
Kurt Harland, Board Chairman

**ATTEST:**

\_\_\_\_\_  
Jim Lewis, SRISD Board Treasure & Secretary

State of Wyoming     }  
                                  } ss  
County of Teton       }

The foregoing instrument was acknowledged before me by Kurt Harland as SRISD Board Chairman and Jim Lewis, SRISD Board Treasurer & Secretary, who are personally known to me, this \_\_\_ day of October 2021.

\_\_\_\_\_  
Notary Public

My commission expires:

Kurt made a motion to approve the resolution. Latham seconded the motion.

Public comment: Mike Minter asked why was it necessary to approve the resolution prior to the Oct. 21<sup>st</sup> meeting. Jim said the WWDC application process is on a fixed schedule as the board only meets quarterly. At the June 22<sup>nd</sup> public hearing the WWDC asked the Sponsor’s (Skyline) intentions. Kurt replied that it is the sponsor’s intentions to pursue the timeline and funding for the Phase 1 improvements. Mike followed saying then this application is just an option in the event that Skyline pursues well #4. Jim said that’s correct.

Warren asked what is the \$10,000 increase in the budget used for. Jim said that he just wanted to make sure we had sufficient funds in place if the costs of completing our application, as well as getting an easement, come in higher. He also commented that we had not engaged the community enough before we started this process as we could have easily awaited a quarter, or more to proceed.

Following public comment, the motion passed 3-0

**Adjournment**

Kurt made a motion to adjourn the meeting at 4:35 pm

Approved by:  
  
Kurt Harland  
Chairman

Approved by:  
  
Latham Jenkins  
Vice Chairman

Emailed comments received by 10/7/21 (See email chain/thread below starting page 6)



Oct. 7 ATT 1

**Open letter to the ISD Board ----- Notice to simple list members ---- Short notice, Special board meeting called for tomorrow Oct.7 ---**

19 attachments

Warren Machol <wlm.assoc@gmail.com> Wed, Oct 6, 2021 at 5:27 PM  
To: Skyline Ranch Improvement & Service District <info@skylineranchisd.com>, Skyline Ranch <office@skylineranchisd.com>  
Cc: Skyline Ranch Improvement & Service District <skylineisd@simplelists.com>

Board,

It has been brought to my attention that you (the ISD board) have called a Special Board meeting for tomorrow, Oct.7, 2021, on short notice (on September 30, seven days prior to the meeting date). The October 7 agenda (attached below) seems neither special, urgent, or of an emergency nature. If I have missed some unspoken nuance, please describe the urgency and lack of community notice (via our simple list system) of the Board's intended actions.

Does the Board have another reason why a special board meeting is required fourteen days before the scheduled (four months in advance) regular monthly ISD board meeting on October 21?

The special meeting agenda also provides no time for the Board to present why the annual budget needs to be amended three months after the annual budget was Board approved. The agenda, as stated, is simply that the Board intends to take action to reduce our limited emergency water reserves.

I ask the Board to postpone the special board meeting proposed actions until the community approves and adopts the WWDC report agenda.

I further ask the Board to quickly plan and schedule a meeting and working group of Skyline residents to discuss the WWDC report before following the unvetted recommendations (and opinions) contained in the WWDC report.

Withholding information, restricting access to information, inaccurate board minutes, agendas that do accept community input, and no-bid (no RFP) short notice contacts have become the new norm for the Skyline Board. WHY?

Skyline deserves complete public transparency of facts and the Board's agenda. Let's see if this **Goal of transparency can be approved and adopted as our future guiding principle.**

I look forward to your timely reply to this request for the full public review of the WWDC proposal before proceeding with further expenditures of ISD tax dollars.

Please make your reply public here on a simple list.

Warren Machol, ISD member

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**Key information on Board adopting and implemented WWDC without community discussion or hearing on the report :**

1. The Nelson prepared WWDC report was initially provided to ISD members on Monday, August 16 (simple list email - by Latham with a link, [Nelson WWDC report](#))
  1. The Skyline improvement district board ( The Board) has yet to schedule a community review of the WWDC report.
  2. The Board is acting as if the WWDC report is the accepted and official objective of the Skyline community.
  3. The Board is rapidly adopting the WWDC radical agenda without community involvement or approval of plans

or objectives.

- 4. The Board has not yet scheduled a community meeting to discuss the WWDC report.
  - 1. The Nelson WWDC report fails to explore multiple alternatives to the long-term stability of the ISD water system.
    - 1. Examples:
      - 1. The only approach suggested is adding a production well to the community system.
      - 2. The only approach suggested is a block rate billing scheme. (less than 5% of WY.water districts adopt)

**1. Actions already taken by the Board prior to WWDC report release but suggested in the report:**

- 1. At the July 15 ISD board meeting, the Board proposed and approved (without discussion) spending \$7000 on a water rate study. The study has no RFP or competitive bidding.
  - 1. As of today, the Board has refused to provide what information was provided to the consultant or the goals of the rate study except as written in the WWDC report (which was not available to the public at that time)
  - 2. Are we adopting the town of Jackson social justice approach?
    - 1. Is that what the Board wants and intends?
    - 2. Transparency?
- 2. At the June 17 ISD board meeting, the Board, at the last minute added an agenda item (never posted on the advertised agenda) and approved an additional payment of \$4500 to Nelson engineering to assist apply for \$125,000 of community debt. (Debt -- proposed in the Nelson drafted WWDC report -- the public had not yet seen)
  - 1. According to community rules, ISD members are required to vote and approve debt with a 70% majority of ISD members.
  - 2. The community has not been asked to Vote on incurring community debt.
    - 1. The Board is spending community funds to obtain debt prior to a vote to approve debt is imprudent use of funds.
- 3. Although unspecified to whom, the October 7 Special Board meeting is to approve \$10,000 additional dollars for consultants to forward the WWDC objectives.
  - 1. Why use short notice - Special board meeting, to approve the use of funds?
  - 2. Why allocate funds prior to community review of the WWDC report?
  - 3. Why not explain why there is a rush to spend emergency water reserves?

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Skyline Improvement and Service District  
 October 7 October 7, 2021 Special Board Meeting Agenda

Date: 10-7-2021  
 Time: 4:00 pm-4:15pm  
 Location: **Attendance via Remote Access** - <https://us04web.zoom.us/join>, ID: 301 092 4055  
 Called by: The Board of Directors

**Agenda Topics**

- 1. Call meeting to order.
- 2. Motion to suspend the regular Board meeting
- 3. Call the Amended Budget public hearing to order and ask for public comment on the proposed amended FY

2021-22 budget; increasing total cash expenses from \$173,071.00 to \$183,071.00 and increase reserve transfer from \$21,000 to \$31,000.

**Public comment limited to 2 minutes per participant. Emailed public comments received prior to meeting will be attached to the minutes.**

- 4. Adjourn the Amended Budget public hearing
- 5. Motion to reopen the special board meeting
- 6. Motion to approve the amended FY 2021-22 ISD Budget, increasing total cash expenses from \$173,071.00 to \$183,071.00 and increase reserve transfer from \$21,000 to \$31,000.
- 7. Motion to approve board resolution #2021-4, authorizing the filing of a ground water exploratory grant application to the Wyoming Water Development Commission (WWDC)
- 8. Adjournment

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

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Jim Lewis <jamesl5546@gmail.com> Wed, Oct 6, 2021 at 6:36 PM  
 To: Warren Machol <wlm.assoc@gmail.com>  
 Cc: Skyline Ranch Improvement & Service District <info@skylineranchisd.com>, Skyline Ranch <office@skylineranchisd.com>, Skyline Ranch Improvement & Service District <skylineisd@simplelists.com>

The amended budget hearing was placed in the Public Notice section of the weekly on September 29th, as required for a Special Meeting. The meeting will take place as scheduled to address the two items gazetted.  
 Making applications for loans and grants does not require votes, as the outcome of the decisioning by the State authorities is unknown. If approved, any loan amount for the meters would be well below what is considered "constitutional debt". For debt to be considered constitutional debt, the amount of the debt must exceed the taxes for the current year for the entire district. A loan exceeding constitutional debt would need a majority vote. This would not be the case if Skyline's application would be approved.  
 There was a June 6 WWDC public hearing on the recommendations in the Level 2 study, 12 homeowners attended, including the 3 directors. The final report was put onto the website mid-August, as soon as we learned of its availability. Included in the final report, as an appendix, was the full presentation made at the WWDC June 6th public hearing.  
 We plan to have Josh Kilpatrick at our scheduled October 21st meeting for Q&A, two months after the full report and 10 page executive summary were available to homeowners on the website.

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Fred Staehr <fredstaehr@gmail.com> Wed, Oct 6, 2021 at 6:43 PM  
 Reply-To: skylineisd@simplelists.com  
 To: skylineisd@simplelists.com

Well done.

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Folks,

I hate the simplelist being used as a chat site, but can't help myself this time.

Warren, I appreciate the heads up on the meeting, and the agenda.

Jim, I just read your email - thank you.

While I am not an attorney, looking at by-laws about meetings and notice, the board is well within its authority to hold a special meeting with 7 days, or even to take action by a phone call with no notice and just unanimous consent of the Board. The meeting is posted on the website and was properly printed in the newspaper as is the amended budget.

The agenda has basically two items:

- Amend the budget – the FY2022 budget has already been adopted. A budget hearing is needed to amend the budget. The amendment is to increase the budget by \$10,000 by moving money from the reserve fund. Seems like a no-brainer to me.
- File for an exploratory grant – file application for free money (a grant) to explore options. Seems like another no-brainer to me, especially because it didn't even need a meeting to approve.

The two items that are on the agenda are no-brainers, and while a simple list notification might have been nice to have, I doubt the participation level or outcome would have changed. Further, since the items are no-brainers, and proper protocols were followed, what is the big deal? As for transparency, Skyline's is one of the best websites I have seen – kudos!

All that said, being a key operating officer of both an HOA and a Special District, I know the work and time it takes to oversee, operate and manage one, and arrange for State grants and loans (I have done three from the State and one from a bank – so, I know). Jim, Kurt and Latham do a great job for no pay, and lots of volunteered time. The Skyline ISD election is coming up. I suggest that if someone thinks they could do a better job than Kurt (who is up for reelection), they should have submitted a nomination, or, they can run a write-in campaign. While it is important that the Board is held accountable, accusatory tones are probably not appropriate for what – two no-brainers? Afterall, the Skyline ISD is not building the Tribal Trails connector, building employee housing or adding a water park in the open space, widening Mallard or the Ridge Road, hiring more staff, or increasing (non-existent) salaries.

Let's be neighborly and support these volunteers instead of looking for conspiracy theories and chasing windmills. If this offends anybody, I apologize. I just dislike unnecessary animus, as I, like Jim, Kurt and Latham, am often on the receiving end with homeowners staying silent, but being supportive privately. Thank you for your service – Jim, Kurt and Latham. You are doing a great job.

Derek

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**Fred Staehr** <fredstaehr@gmail.com>  
Reply-To: skylineisd@simplelists.com  
To: skylineisd@simplelists.com

Wed, Oct 6, 2021 at 7:39 PM

Great reply Derek. Thanks. Fred Staehr.

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**J.J. Bunnett** <jbunnett@energyfeeds.com>  
Reply-To: skylineisd@simplelists.com  
To: skylineisd@simplelists.com

Wed, Oct 6, 2021 at 10:53 PM

I am in full agreement with Derek's email and in my absence of tomorrow's Special Board Meeting, please consider this email to be my notice for Jim to be my proxy for any member vote during tomorrow's meeting.

Best,

JJ



JJ Bunnett  
President & CEO  
(415) 225-6469  
jbunnett@energyfeeds.com  
3465 North Pines Way, Suite 104, PMB 140, Wilson, WY 83014  
www.energyfeeds.com

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On Oct 6, 2021, at 7:40 PM, Fred Staehr <fredstaehr@gmail.com> wrote:

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Lisa Samford <lisa@jacksonwild.org>  
Reply-To: skylineisd@simplelists.com  
To: Skyline ISD <skylineisd@simplelists.com>

Thu, Oct 7, 2021 at 7:11 AM

I support passing both issues on the table for conversation/vote. If you are unable to incorporate the vote of an absent homeowner, I give my proxy to Jim Lewis.  
Thank you.

Lisa Samford  
3100 Mallard Road

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[jacksonwild.org](http://jacksonwild.org)

carol\_mccain at yahoo.com (via skylineisd list) <skylineisd@simplelists.com>  
Reply-To: skylineisd@simplelists.com  
To: "skylineisd@simplelists.com" <skylineisd@simplelists.com>

Thu, Oct 7, 2021 at 8:41 AM

I attended the June meeting and have talked with Jim Lewis on the phone regarding this last meeting. I would like Jim Lewis to be my proxy for the meeting today.  
Thank you.

Carol McCain

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Kurt Harland <thekurtharland@gmail.com>  
Reply-To: skylineisd@simplelists.com  
To: Skyline <skylineisd@simplelists.com>

Thu, Oct 7, 2021 at 8:46 AM

Skyline,

The meeting tonight is not one that proxies are needed.  
The Board is voting on 2 items only.

Thanks for all of your interest in what's happening within our District.

Kurt

**Kurt J. Harland**  
Majority Owner / Managing Partner  
**2019 President, Teton Board of Realtors**



kurt@bhhsjacksonhole.com 307-413-6887

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**Linda** <lindak.matthews1@gmail.com>  
Reply-To: skylineisd@simplelists.com  
To: skylineisd@simplelists.com

Thu, Oct 7, 2021 at 8:48 AM

Linda and Matt Matthews would like for Jim Lewis to be our proxy for the meeting today.

Linda Matthews

Sent from my iPhone

On Oct 7, 2021, at 7:41 AM, carol\_mccain at yahoo.com (via skylineisd list) <skylineisd@simplelists.com> wrote:

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**Jim Hunt** <jkhunt@gmail.com>  
Reply-To: skylineisd@simplelists.com  
To: skylineisd@simplelists.com

Thu, Oct 7, 2021 at 11:29 AM

Maggie and Jim Hunt proxy to Jim Lewis

Thanks, Jim

**Jim Hunt**  
jkhunt@gmail.com  
(307) 699-9169

On Oct 7, 2021, at 10:49 AM, Linda <lindak.matthews1@gmail.com> wrote:

Linda and Matt Matthews would like for Jim Lewis to be our proxy for the meeting today.

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**Warren Machol** <wlm.assoc@gmail.com>  
To: Jim Lewis <jamesl5546@gmail.com>, Skyline Ranch <office@skylineranchisd.com>, Skyline Ranch Improvement & Service District <info@skylineranchisd.com>, Skyline Ranch Improvement & Service District <skylineisd@simplelists.com>

Thu, Oct 7, 2021 at 12:37 PM

To the community & especially those who took the time to respond with good incites:

It is so great that the simple list is being used as intended, a means to create a forum for dialogue and information on key topics. I personally also appreciate the efforts it takes to make our community better and more resilient. However, the issues I have experienced over the last +9 months have provided ample evidence

that transparency is lacking.

As many of you know the board is still withholding information that has historically been freely available as it is not favorable to their clear agenda of cost-shifting among ISD members.  
What is more fully described below -- is another instance of lack of transparency. Are the actions nefarious? I will let you decide?

Implementing something so strategic while information is withheld from members of the ISD, while the board had full access and was putting its thumb on the scale does not appear full transparency.

I look forward to speaking to each of you about the details that are way beyond the scope of this message.

My apologies if I have offended anyone but this process has gotten way out of hand.

Warren

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Jim,

Thank you for your quick response here on the simple list as time is of the essence with the short notice meeting. It appears you missed or ignored the questions that were asked so I will make sure they are clearly understood by all involved.

For continuity,

My original questions are in *Italic*

Jim your comments are in your preferred **Special Bold**

My reply is in Blue

**Question #1:**

*It has been brought to my attention that you (the ISD board) have called a Special Board meeting for tomorrow, Oct. 7, 2021, on short notice (on September 30, seven days prior to the meeting date). The October 7 agenda (attached below) seems neither special, urgent, or of an emergency nature. If I have missed some unspoken nuance, please describe the urgency and lack of community notice (via our simple list system) of the Board's intended actions.*

*Does the Board have another reason why a special board meeting is required fourteen days before the scheduled (four months in advance) regular monthly ISD board meeting on October 21?*

Jims reply

**The amended budget hearing was placed in the Public Notice section of the weekly on September 29th, as required for a Special Meeting. The meeting will take place as scheduled to address the two items gazetted.**

Jim, I never said what was done was not legal. It appears you have met all minimum requirements for a legal meeting.

My question was why schedule a snap meeting -- that needs to be found in public notices --- when we have a regular scheduled monthly board meeting on Oct 21.

Why the rush?

Why the lack of transparency?

I also asked -- why are we extracting additional funds from our already depleted emergence reserve funds (which are already hit for \$21,000 this year) when this is not an emergency?

You failed, to address the emergency question.

**Question #2**

I ask the Board to postpone the special board meeting proposed actions until the community approves and adopts the WWDC report agenda.

I further ask the Board to quickly plan and schedule a meeting and working group of Skyline residents to discuss the WWDC report before following the unvetted recommendations (and opinions) contained in the WWDC report.

There was a June 6 WWDC public hearing on the recommendations in the Level 2 study, 12 homeowners attended, including the 3 directors.

**The final report was put onto the website in mid-August, as soon as we learned of its availability. Included in the final report, as an appendix, was the full presentation made at the WWDC June 6th public hearing.**

Jim at the public board meeting on June 6, 2021, you stated 12 homeowners attended ( i Attended) **is it true only members of the board had a copy of the WWDC study at that meeting?**

Further, that the presentation by Josh of Nelson engineering was very top-level and broad strokes (no details were provided?). There were many key items and key assumptions that were glossed over. However, I and others in attendance were told there would be sufficient time to review details, assumptions, and recommendations when the report was released at a future date. **Prior to implementations.**

This does not appear to be what's is actually happening. By the time the report was released for community members review on August 16 of 2021 the board had already taken action in June and July to implement several points of the plan!

While the Board fail to accurately state the reason why these actions were being taken! It was only after the report was released on August 16 that it became clear the lack of Transparency?.

**The expenditure listed below to apply for a state loan for remote read meters was done 2 months prior to the report release. Was this an intentional nefarious act? or just a lack of transparency?**

I recorded the meeting in June on why we need meters. All discussion focused on the benefits of finding potential unbilled water due to old meters' potential slippage. I pointed out at the meeting the board is looking for maybe \$850 of missing water and will have an \$8700 annual debt service for 30 years and additional matiance costs as the new owners of the meters. A very poor investment for the community to make.

**However, the unstated the real reason for getting remote readers was in the report on pages 87 - 89 of the WWDC**

### **Tiered rate structure of billing!**

1. At the June 17 ISD board meeting, the Board, at the last minute added an agenda item (never posted on the advertised agenda) and approved an additional payment of \$4500 to Nelson engineering to assist apply for \$125,000 of community debt. (Debt -- proposed in the Nelson drafted WWDC report -- the public had not yet seen)

**Purpose to pay for remote read water meters.**

EXCERPT ---Page 88 of the Nelson WWDC report

For Skyline, it is recommended that a tiered water rate structure is not considered until the District has the capability to collect monthly meter readings. The data obtained from monthly meter readings will be invaluable to determining the average winter and summer use, as well as excessive irrigation practices which can be assessed for billing on a monthly basis. Currently meter readings are acquired bi-annually where it is would be impossible to allocate water use for each month which is typically the practice in the implementation of a tiered water rate structure. Not being able to collect monthly meter readings could be particularly problematic with seasonal water users that reside minimally in Jackson, but irrigate substantially in the summer months. If said user were billed on an annual basis, the water usage (primarily irrigation) would be averaged over the entire year and the SISD would be missing out on potential revenue during peak summer irrigation months. Subsequent to replacement of existing meters, which is included in the recommended Phase 1 Improvements, the SISD could assess tiered water use charges based on monthly usage and bill for base and user fees in accordance their current standard practice of annual assessments.

Bottom line --- **Let's shift more costs to those who irrigate --- let's let those who grow weeds have a free ride on maintaining and building our system**

**Yes, I consider this a nefarious act of the board to push an agenda prior to the release of the report or public discussion on the content.**

See chart below for details

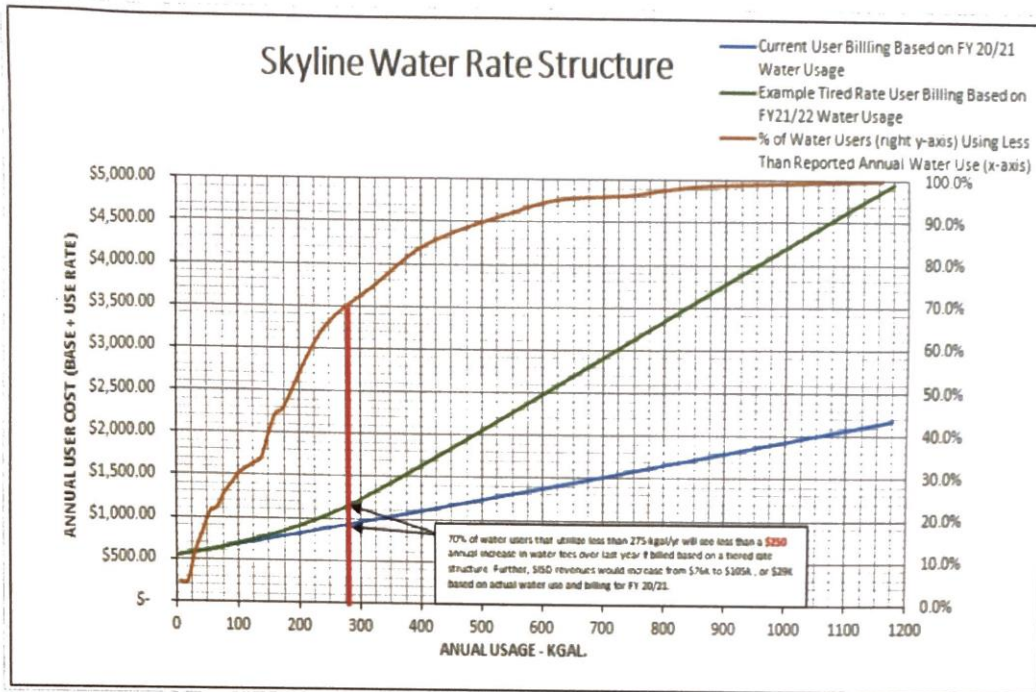


Figure 11.9: Skyline Current and Example Tiered Rate Structure.

Question #3

This was really not a question --- but a data point I had included:

1. According to community rules, ISD members are required to vote and approve debt with a 70% majority of ISD members.
2. The community has not been asked to Vote on incurring community debt.
  1. The Board is spending community funds to obtain debt prior to a vote to approve debt is imprudent use of funds.

Jim's reply in **BOLD**

**Making applications for loans and grants does not require votes, as the outcome of the decisioning by the State authorities is unknown.**

Jim, I think you missed the point you have currently hired (\$15,000 -- will be \$25,000) several hand-picked consultants (with I assume pre-planned results) without RFP's to give you the answers you want to justify your actions. This happened prior to the community release or review of the WWDC report

**If approved, any loan amount for the meters would be well below what is considered "constitutional debt". For debt to be considered constitutional debt, the amount of the debt must exceed the taxes for the current year for the entire district. A loan exceeding constitutional debt would need a majority vote. This would not be the case if Skyline's application would be approved.**

Jim, I like Derek am not a lawyer but can do the math.

The ISD district per the budget will this year collected taxes (revenue) in the amount of \$229,616. The total is made up of two components road \$121,579 and Water \$108,037. Given the loan would be for water how would \$145,000 for water meters be deemed de minimus " constitutional Debt" alone let alone when aggerated as part of a larger plan for millions of debt for our water system rebuild plan.

Quick Math \$145,000/ 108,037 = 134% of this years tax revenue. not a de minimus amount.

If you are suggesting it is your view ( the view of the board) that math is done in a different manner please provide details. In addition, the amount of debt you think can saddle taxpayers without getting a vote?

In summary, as I asked in the original e mail:

*I further ask the Board to quickly plan and schedule a meeting and working group of Skyline residents to discuss the WWDC report before following the unvetted recommendations (and opinions) contained in the WWDC report.*

*Skyline deserves complete public transparency of facts and the Board's agenda. Let's see if this Goal of transparency can be approved and adopted as our future guiding principle.*

I look forward to discussing this multimillion-dollar issue

Warren

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



Information on meters.

James Miller <jim@tetonrealstate.us>  
Reply-To: skylineisd@simplelists.com  
To: "skylineisd@simplelists.com" <skylineisd@simplelists.com>

Thu, Oct 7, 2021 at 1:27 PM

My name is Jim Miller. I just bought a vacant lot at 355 Meadowlark and reside in Wilson. I was on the Melody Ranch ISD board for 5 years and went through the same WWDC process Skyline is going through now but for different reasons. I was also on the sewer board for a 4,000 person community in Pennsylvania for about 8 years before that.

Perhaps the following will help everyone understand the complexity regarding having water meters.

In Melody Ranch, with 365 homes, we were using 1,100 gallons per minute at peak times. Our system capacity was 1,200 gallons per minute. We were VERY close to a total collapse of our water system with a dry well or a busted pump. We had 300k gallons of storage. If we lost a well for any reason we had about 6 hours until the system went dry if my memory is right. What if there was a fire in someone's house at the same time? I worried about it. It would have been catastrophic. Would Neighbor Bob sue the ISD and the ISD Board if his house burnt down and their was no water? I don't know. Maybe.

Melody has meters with monthly readings. Leaks were a regular occurrence and a system was in place to identify and address them. Do you know how we found many of them? Meter readings. On a large system like Skyline or Melody how do you find leaks without meters if not reported or discovered by sight? I'm sure the Skyline well(s) have a meter. So what the ISD's employees could do monthly is summarize all the homes water meters and check that against the well meter. If they don't add up, guess what? There is a leak between the well and the home meters. Then on each home the ISD employees/contractors can compare it against their historical use and it often goes like this June - 15,000 gallons, July - 15,000 gallons, August 60,000 gallons. Guess what? Leak. It happened on an industrial building I owned that was vacant. It was winter and a pipe froze and broke. The water authority called me and told me that I had used 100,000 gallons more than I had the month before. I went and found a 12' high frozen waterfall inside the building and the floor turned into a skating rink! How does the Board or the ISD's employees know if you have irrigation or a leak? They don't. But if you don't have irrigation and you get a water bill for 40,000 gallons, then you as the homeowner probably know you have a leak sitting at your house in Newport Beach!

Further, if those leaks are left untreated what the Board sees is a system at 95% capacity, when if the leaks were resolved, it would be at say 80% capacity. Then the board makes a decision to expand the capacity and/or storage at the cost of several hundred thousands or perhaps millions of dollars, when in reality the system needed 10 repairs at a cost of \$5,000 each, which the homeowner should have paid for.

The ISD Board has a report from a 3<sup>rd</sup> party recommending metering. One could argue they would be breaching their Fiduciary Duties (more specifically the Duty of Care) to the Property Owners by neglecting that report. I am in full support of meters with monthly readings.

From: skylineisd@simplelists.com <skylineisd@simplelists.com> On Behalf Of Warren Machol  
Sent: Thursday, October 7, 2021 12:38 PM  
To: Jim Lewis <jamesi5546@gmail.com>; Skyline Ranch <office@skylineranchisd.com>; Skyline Ranch Improvement & Service District <info@skylineranchisd.com>; Skyline Ranch Improvement & Service District <skylineisd@simplelists.com>  
Subject: Re: Open letter to the ISD Board --- Notice to simple list members --- Short notice, Special board meeting called for tomorrow Oct 7 ---

To the community & especially those who took the time to respond with good incites:

It is so great that the simple list is being used as intended, a means to create a forum for dialogue and information on key topics. I personally also appreciate the efforts it takes to make our community better and more resilient. However, the issues I have experienced over the last +9 months have provided ample evidence that transparency is lacking.

**WLM Associates**  
500 NW Ridge Rd  
Jackson WY 83001

307 734 1920 (o)

917 455 7470 (c)

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Thu, Oct 7, 2021 at 1:40 PM

Jim Lewis <jamesl5546@gmail.com>  
To: Skyline ISD <skylineisd@simplelists.com>  
Bcc: Jim Lewis <jamesl5546@gmail.com>

The facts are that Skyline's assessment schedule per the Teton County Assessor's letter below is \$207,466.82. The meter loan, if approved, would be \$145,000. Therefore the loan would not exceed the assessments.

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 Skyline 2021 assessment schedule.pdf  
447K



# TETON COUNTY ASSESSOR



[www.tetoncountywy.gov](http://www.tetoncountywy.gov)

August 13<sup>th</sup>, 2021

Melissa K. Shinkle  
*Teton County Assessor*  
*State of Wyoming*

Attn: To Whom It May Concern

RE: Skyline Improvement & Service District

PO Box 583  
200 South Willow Street  
Jackson, Wyoming 83001

Pursuant to your request, I am writing to confirm the receipt of the Skyline Improvement and Service District 2021 assessment schedule.

ph: 307.733.4960  
fax: 307.732.8444

A total amount of \$207,466.82 to be collected in 2021/2022 from the property owners listed and submitted to my office on July 23<sup>rd</sup>, 2021.

Thank you.

A handwritten signature in blue ink, appearing to read "Melissa K. Shinkle", with a large, stylized flourish at the end.

Melissa K. Shinkle

Teton County Assessor



Jim Lewis <jamesl5546@gmail.com>

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**FW: 2 Minute Response to 7 Oct 2021 Special Meeting; Sent prior to the meeting!!!!**

2 messages

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**Worthy Johnson** <wjohnson@lawrencecapitalmgt.com>  
To: "info@skylinerranchisd.com" <info@skylinerranchisd.com>  
Cc: "mariajohnson53@gmail.com" <mariajohnson53@gmail.com>

Thu, Oct 7, 2021 at 5:01 PM

**From:** Worthy Johnson <wjohnson@lawrencecapitalmgt.com>  
**Sent:** Thursday, October 07, 2021 3:46 PM  
**To:** Skyline Ranch ISD - Office <office@skylinerranchisd.com>  
**Subject:** FW: 2 Minute Response to 7 Oct 2021 Special Meeting; Sent prior to the meeting!!!!

W & M @ 500 N Meadowlark

It's not the achievement of the goal, but rather the journey that got you there that's the most interesting and fulfilling.

Maria and I have tried to attend each Board meeting over the last 2 years. Kurt, Latham and Jim have been most helpful, informative and patient in their educating of the "newbies in the hood!"

We are grateful for their sharing of experiences. The recent input on "SIMPLELISTS" backs the Board's goal. NO WORRIES.....

What has been outlined by Warren Machol however, is a question regarding the process getting to the Board's Special Meeting.

#1 Is the Board not putting “the cart before the horse?” in taking the undiscussed PUBLICLY WWDC Report-post publication and website posting- as gospel and using it as the “Skyline Ranch ISD Blueprint” without public/homeowner discussion.....which will occur on October 21<sup>st</sup>?

#2 Yes, there have been spaces, gaps, misses, and drips between the “cup and the lip” in this process. You would not know this unless you personally attended the Board meetings. I believe the Board will admit that as well. On the other hand, “why not have the October 21<sup>st</sup> meeting with Public Comment and Josh from Nelson Engineering present to answer any and all questions and then approve said resolution?”

Maria and I have asked the board to put an “ACTION ITEM” on their October 21<sup>st</sup> Board Meeting AGENDA to vote on and Discuss the FORMATION OF A WATER COMMITTEE to gather information that aids in the Board’s decision-making process. **This is the largest Skyline Ranch Utility rebuild project looking forward with the “LOWEST RESERVE COVERAGE” in SKYLINE that we will ever undertake.**

-

We would appreciate any homeowner who has previous water utility experience to volunteer and support such a Water Committee formation. Again, this Committee’s charge would be for assembling valuable information for the ISD Board’s “Best Practices” decision-making.

Thank you and please as a Board consider adding to your resolution, replenishing the Water reserve in the next budget for this \$10,000.00. It is thought from our venue that the monies taken given this resolution should come out of Water OVERHEAD and not WATER RESERVES.

Worthy & Maria

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**Jim Lewis** <jamesl5546@gmail.com>

Thu, Oct 7, 2021 at 5:03 PM

To: Worthy Johnson <wjohnson@lawrencecapitalmgt.com>

Cc: "info@skylineranchisd.com" <info@skylineranchisd.com>, "mariajjohnson53@gmail.com" <mariajjohnson53@gmail.com>

Yes, I see. Thank you. It will be attached.



