

**UPPER LITTLE WARM SPRINGS CREEK ROAD ASSOCIATION
& WATER USERS, INC.**

**P.O. BOX 1390
DUBOIS, WYOMING 82513**

U. L. W. S. Ass. Board Meeting.

April-15-1992

The April 15th Board meeting was held at the home of Bruce Fritzler. Meeting was called to order at 7:10 P. M. Members present were Patty Woerz. Dave Damveld. Mark Gale. Water Board Members Present were Robert Hitchcock. Dan Woerz. Gerald Hannelly Architectural Control Committee. Kay Connally. Gerald Hannelly. Patty Woerz. Audience Present were Bill Garwood. Dinah Wilhite. Stella Fritzler. Kenny and Debra Hartman and Jane Hannelly.

Minutes of the Dec. Board Meeting were read and approved. Treas. report was read. Mark Gale Motioned to approved the Trea. report. Patty second the motion. Motion carried.

Bill Garwood asked if we had a dollar figure of the equity left in lots 103 and the Lake Outlet Lot B. Dave said that He did not know. But would get a update from the Dubois Bank as both payments were sent direct to the Bank.

Kay Connally ask about the Removall of the road easement on Lot 77. Bruce reported that it had been done at a cost of \$78.66.

Kay Connally asked about the new Powerline. Bruce stated that he had contacted the people that might have Visual sight of the line and nobody had a problem with it. It will give the subdivision another source of power and will be constructed this summer.

Bruce ask for a report from the Water Board. Chairperson Robert Hitchcock said that they had two Freeze ups this winter. One being on Bachelor Creek Court. The problem being that the water line was not buried deep enough in the location. The Cost to thaw line and make repairs was \$2,727.63. The other line is on Spruce Cr. Court and serves Robert Hitchcocks new home. Waterline still froze. Bob said that they were exploring some ideas on how to eliminate this particular problem. Kay asked Bob if they were using the total Mill Levy allowed by law or not, They could possibly raise the Levy to help pay for future Water line repairs. Bob said he would investagate this and they were also looking at some type of Gov. grants.

Bob stated that they had a leak at the new home of Bill Egr on lot 68. and it had drained the Upper tank on Two Occasions. This problem was caused by the Plummer not doing his job properly

Mark Gale asked about the Water hook up to the Ciocarlan house as Harold Checks had also hooked unto the same service with out paying any hook up Fee. Bill Garwood ask Bob if they had a set of By Laws . Bob said he did not know but would check into it.

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Bruce asked for a report from the Architectural Control Chairperson. Patty Woerz talked about the New House and Building being built on Lot 104 by Don Olson. She stated that the Committee had sent Mr. Olson a letter to inform him of the Covenants and he had replied stating he would be covering the building with some type of log siding. On the new home being built on lot 68. Owned By Bill Egr. She said that he also had been sent a letter stating that because of the lay out of his house with a bath in each room it appeared to the Committee that he might be having a Commercial operation and that this was against the covenants. Mr Egr has not replied to the Committee's letter as yet.

Bill Garwood asked if all the Realtors were giving out a copy of the Covenants to all new Buyers. Patty stated that at least as far back as 1983 that all people buying through a Realtor had received a copy of the Covenants. Nothing could be done about a deal between two Independent parties. Till they either made a Water hook up request or started to build.

OLD BUSSINESS

On Co. Taxes. Bruce said that as soon as the Assessment came out this Spring. He would contact the County about the Assessments on the Lots the Subdivision owns. Bruce talked about putting in some culverts on Spruce Creek Court but really did not know what a simple solution would be as it would take a lot of culverts to fix the problem. Bob Hitchcock said that he thought that there was a culvert in and was covered by dirt. Bruce said he would look into this.

Gerald Hannelly said that the lot line between his lot 114 and lot 120 in which Green River Court Lane runs through is off as much as 100ft. Bruce asked Gerald what he would like to do about it and Gerald said he would like to have the Board get a price on moving the Road. Bill Garwood suggested that Mr. Hannelly contact the new owners of lot 120 and try to work something out. Bruce said that Leseberg Const. was going to be up here in the next few days and he would have them give us a price on moving the road and report back at the next meeting. Dianh Wilhite stated that she thought the cost of moving the road should be the responsibility of the land owners involved.

Snow removal was brought up. Debra Hartman asked if we could put up some snow fence on lots 33 & 34. Dan Woerz said that the owner of these lots was probably going to build this summer and probably would change the problem of drifting snow next winter. We could put up some snow fence on some lots which may help part of the time, but we would also probably need to continue to do some snowplowing.

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IN NEW BUSSINESS

On the Investment of the moneys received from the sale of lots. Dave reported that the C. D. market is very low and will be 1 percent lower than last Falls rate of 5.20 percent. Bruce reported on some other types of Investment. That could yield up to 8 percent interest, with no penalty for early removal. The Question was brought up. Whether we could invest money into a place that was not F.D.I.C. approved. Dave was to check this out and report back at the next meeting.

Debra Hartman brought up the question on Liability on the roads in the subdivision. Said that the Bridges on Spring Creek Trail did not have any type of guard rails on them and with the warm weather, The water was running on the bridges making them very slippery. Debra Hartman ask about putting a gate on Spring Creek Trail to eliminate all the extra traffic on this road. The board did not think this to be a good idea. Kenney Hartman said he had talked to the Fremont Co. Planners on changing the Roads in the subdivision from Public to Private except the Main Roads. He also asked if the Board could put some rock or gravel on Spring Creek Trail. Dianh Wilhite offered all the rock or gravel to the subdivision for free. Bruce said that he had several loads of rock and gravel he would have hauled to the road and the subdivision would have to pay to have this leveled off. Mark made a motion to spend up to \$1,000.00 to improve this road. Dave seconded the motion. Motion carried. Patty made a motion to pay for the leveling out of the gravel from Bruce. Dave seconded. Motion carried. Mark ask what we had to do to get the County to grade the main road as it is as rough as it has ever been. Bruce said he would contact the County to have the main road graded. Mark made a motion to put side rails on the 3 Bridges located down on Spring Creek Trail. Patty seconded the motion. motin carried. A work day was set up for 8 A.M. on the 25th of April. Bill Garwood ask about having a cattle guard installed at the Forrest Service Boundry near the Upper Water Tank. Discussion followed and Bruce said he would investigate and report his findings at a later time. Bruce ask permission to check out the official boundary of the U.L.W.S.A. Mark made a motion to have Bruce do this. Dave seconded. Motion carried. Dave made a suggestion that we set up a committee to go though the Covenants and make recömmendations to the Board at their next meeting on any changes that need to be considered. Bruce appointed Mark Gale. Kay Connally. Kenny Hartman. Dianh Wilhite and Bill Garwood.

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Dave bought up the idea of putting a Fire Hall in on Lot 77. He suggested that if we want to do this we should approach the Fire Dept. to see if they would be willing to put a Truck up here before we set aside a portion of lot # 77 for a building to keep a Truck in. Patty made a motion to table this to the next meeting. Dave seconded it. Motion carried.

Dave discussed the up coming Timber sales on the Forest Service Property at Bachelor Creek in 1994 and also one on Mt. Baldy in 1995. Dave said that he had put the Subdivision on the mailing list from the Forest Service and we would be able to keep advised to what the Forest Service planned on doing. Bob Hitchcock suggested that we might write a letter to the Forest Service in Cody expressing our concerns.

Bob Hitchcock ask if the Board would be able to help the Water Board Financially if they were to run out of money. Bruce replied that if they exhausted all their funds, They should then come to the Board for Financial help.

Mark ask if we could set up a date for the next meeting. A date was set for May 14. 1992

Meeting adjourned at 10:10

Dave Damveld
Sec & Trea.



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April 15, 1992

Account # 010-022

Balance 11-21-1992		746.12
Check #		
1140 11-22-91.	Larry Stetter. Snow plowing	210.00
1141 11- 5-92.	Bourke Ins. Agency. Copies	13.53
1142 1- 9-92.	Bourke Ins. Agency. Copies	7.32
1143 1- 9-92.	Dubois Tele. Exch. Inc.	17.53
1144 1-22-91.	John C Brackley-Removel-Easement Lot # 77	78.66
Bank Service Charge	Nov. Dec. Jan. Feb. March.	14.10
Total Expenditures		----- 341.14
Deposits		----- 0--
Balance on hand 4-15-1992		404.98
Money Market Acc. # 18-382		
Balance 11-21-1991		10,311.97
Check #		
1249 Dubois Nat. Bank.	Purchase of C. D.	5,000.00
1250 Fremont Co. Treas.	Taxes in Lots 60.61.64. 65.69.70.71.72.	598.90
1251 Fremont Co. Treas.	Taxes on Lots. 77 & 85	159.94
1252 Larry Stetter.	Snow plowing.	315.00
1253 VOID		
1254 VOID		
1255 VOID		
Total Expenditures.		----- 6,073.84
Balance		4,238.13
Deposits.		
11-30-91. Int.		35.78
11- 7-91. Lot 103		160.76
12- 5-91. Lot 103		160.76
12- 3-91. Int.		20.00
1- 7-92. Lot 103		160.76
1- 8-92 Lot 85		11,458.47
1- 8-92. Lake Lot B		1,000.00
1- 9-92. Riembursement.	P Tattersall. Taxes	79.61
1-31-92. Int.		49.69
2- 4-92. Lake Outlet Lot B		290.73
2- 7-92. Lot 103		160.76
2-29-92. Int.		57.12
3- 2-92. Lot 103		160.76
3- 4-92. Lake Outlet Lot B		290.73
3-31-92 Int.		62.81
Total Deposit.		----- 14,148.74
Balance on Hand in Check Book #18-382		18,386.87
Balance on Hand in Check Book 010-022		404.98
C. D. Dubois Nat. Bank		25,000.00
Total Cash on Hand in Bank., 4-15-1992		----- 43,791.85