

Trail Ridge Board Meeting  
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Minutes  
03/7/2018

The monthly board meeting was called to order at 7:06

In attendance: Wes Banks, Jeri Hurley, Ruth Dunn, Ron Hooker, and Billi Jennings

February minutes were approved via email.

Old Business:

WYDOT road expansion - Jeri Hurley updated on WYDOT road expansion and how it affects trail ridge water well. The DEQ and EPA are concerned that if the well is not moved it may be contaminated or damaged. Wes Banks searched the Plat and it appears there is no easement for the well. There is an equestrian easement and a Lower Valley easement. Pat Lacroix feels it would be reasonable for WYDOT to pay to have the well moved if we get an easement. If we are going to do an easement it makes sense to get one for lots 43,44 & 45 all at the same time.

The well currently sits on lot 43 and lines run through lot 44, with the well house on lot 45. One option is to move it to the corner of lot 56 because as there is already an easement for the propane line. Another option is to leave it on its current lot but just move it to the corner. Jeri believes the lot 43 owner would sign an easement allowing for this. This appears to be the most cost-efficient way of doing it however Wes will contact Ryan Erickson of Sunrise Engineering to look at the Plat and see if there is enough room.

The well once moved will need to be tested a lot in the first 3 years. This is something that needs to be considered when discussing associated costs with WYDOT. Ron will contact Ben Mavy to get estimated costs for the testing over the next 3 years.

Ron Hooker moved to have Wes Banks to talk with Sunrise Engineering and proceed with movement of the well to the corner of lot 43 and Jeri Hurley seconded. All voted in favor. Jeri will update Pat Lacroix with WYDOT on this decision.

Propane Tank placement- After brief discussion of the propane tank placement, Billi Jennings moved to approve moving the propane tank to the South West corner of the horse arena and Wes Banks seconded. All voted in favor.

Park Lot sale – Wes Banks is still looking in to the sale of the park lot as discussed in the 2017 annual meeting. The plat shows it is marked as open space. Wes is going to talk to Sunrise Engineering and DEQ to see if there is an issue getting water to that lot. If water is possible it would be a legal lot to sell. If this were to happen the CCR's would need to be amended which is no small task. Jeri will review current CCR's and speak to Frank Hess about legality of it.

New Business:

Annual meeting – the annual meeting will be Monday May 14, 2018 at 7:00 p.m. An agenda and proposed budget will be put together.

WYDOT proceeds – Wes Banks asked if the proceeds received from WYDOT should be put in an interest bearing account. The board agreed and asked Jeri to investigate going interest rates.

Next board meeting – given spring break and the importance of our next board meeting it will be moved to Monday April 9th at 7:00 p.m.

Bills – Specialized Earthworks \$2507.50  
Town of Afton - \$27.00  
Lower Valley Yard light \$14.43  
Pump House \$265.70  
Storage \$16.91  
Equipment Heater \$89.39

Star Valley water bill had not come in, but Jeri was asked to pay it when it does.

Wes Banks motioned to approved payment of the bills and Ruth Dunn seconded. All voted in favor.

Vacant board seat – Wes Banks and Jeri Hurley’s board terms end this year. Wes is willing to serve another term and the board asked Jeri if she would consider staying on at least one more year until we get through all that is going on with the road expansion, and water well issues. Jeri of course will not leave the board with things outstanding and will stay in place through the expansion. She does however encourage anyone who may want to run, to run and she will work along side them until they are up to speed.

Wes Banks adjourned the meeting.