MINUTES OF THE DIRECTORS OF THE SUNDANCE CANYON RANCH IMPROVEMENT AND SERVICE DISTRICT

A meeting of the Directors of the Sundance Canyon Ranch Improvement and Service District, Crook County, Wyoming was held Tuesday, May 3, 2016 at 6:00 p.m. at the Sundance State Bank Conference Room provided through the Crook County Sundance State Bank 123 N. 2nd Street, Sundance, Wyoming.

Bret Estes, Bob Anderson and Kristi Dobbs board members were present. Bret Estes, chairman called the meeting to order. Also present at the meeting attorney Douglas E. Stevens and Jeb Hughes from Western Properties.

Present at the meeting were the following landowners: Tim & Martha Shay, Judy McCormick, JR Mullins, Alan & Kathy Flury, Dan Dobbs, Ed Hopton, Keith Drinkwater, Phil & Linda Pesheck and Gary Renner.

Bob Anderson was elected as a Director by the results of the May 3, 2016 Director Election. Bob Anderson joined the Directors Meeting by conference call. A motion was made by Kristi Dobbs and seconded by Bob Anderson that Bret Estes is the President, Bob Anderson is the Vice-President and Kristi Dobbs is the Secretary -- Treasurer. Motion carried.

The first matter of business to come before the meeting was the presentation of the minutes from the July 16, 2015 annual meeting. Bob Anderson moved to approve the minutes, Kristi Dobbs seconded the motion, and it was unanimously approved.

The next matter to come before the board was the Treasurer's Report as prepared by the Secretary. Copies of the report were provided to all landowners present. Review of the report accounted for July 1, 2015 through June 30, 2016. Motion was made by Bob Anderson, seconded by Bret Estes and carried.

The Board discussed the annual assessment for road maintenance for FY2017. The chairman opened the matter for discussion with the landowners present. The landowners and board agreed that the flat $500 per landowner assessment was sufficient. After discussion, motion was made by Bob Anderson, seconded by Kristi Dobbs and unanimously carried, that for the 2016 to 2017 fiscal year each landowner in the District would be assessed a flat $500 assessment.

The next matter discussed by the board was road maintenance. J.W. Services has provided road grading and the much needed cattle-guard improvement. All were in agreement to consider the use of J.W. Services for future road services. Snow removal was minor this year but it was suggested that we find a solution to the icy conditions that did occur on the road during the winter season. Bret has provided some equipment that has been utilized by Tim Shay for road improvement. Further discussion included a need to improve the roads for landowners in the back properties of the district. Road committee should be alerted to such needs. Bret has asked for volunteers and Dan Dobbs to act as point of contact. Bret will meet with the Road Committee at a later date.

The Budget Meeting was set for July 21, 2016 at approximately 5:30 p.m.

Other business: Judy McCormick raised a question regarding who has the authority to enforce covenant violations. Bret replied that the individual landowners have historically handled those issues. Guest speaker, David Webb, RT Communications, spoke to the need of phone, internet and fiber optics service in Sundance Canyon Ranch. Landowners have been encouraged to contact the company, if interested.

There being no further business to come before the meeting, and upon motion duly made, seconded and unanimously carried, the same was adjourned.

DATED this 21st day of July, 2016.

Bret Estes, Chairman

Kristi Dobbs, Secretary-Treasurer