

Freedom Hills Improvement & Service District
Regular Meeting Minutes
Monday, December 16, 2024, 7:00 p.m.
Freedom Hills Community Building, 12 Chickadee, Gillette
E-mail: freedomhillswy@gmail.com
www.catheyconsulting.net - Click on Freedom Hills

BOARD MEMBERS PRESENT: Marvin Nail, Wally Wilson, Michael Zmudzinski
OTHERS PRESENT: Helenanne Cathey, Gail Wilson, Ed McNair, Arlene Simons,
Andy Engesser, Doug Powers

Mike Zmudzinski called the meeting to order at 7:01 p.m.

I. Water System – Tank Replacement / Customer Issues –

- a. Delinquent Accounts / Shut Offs / Customer Billing Concerns – None
- b. Water System / Meter Reading / Billing and Usage Reports Review – The water system information was reviewed.
- c. Regional Water Connection – Justin Starck (HDR Engineering) provided the following written update:

The Contractor is working on Mallard at this time headed north. They expect to be at the Freedom Hills tank site after the Christmas holiday before New Year's. After New Year's, they will continue north along Mallard Rd. to Meadowlark Rd. and then north along Chickadee Rd. They are averaging approximately 300 linear feet daily. After the New Year holiday, they also expect to start installing pipeline along American Rd.

Mike Zmudzinski reported that he talked to Justin Starck regarding the upsized fire hydrant and Justin Starck was going to contact the person overseeing the project.

- d. Water Guy held a meeting on December 3rd for Board members regarding the lead service line inventory program. Wally Wilson and Marvin Nail attended the meeting. There are 41 unknown service lines in Freedom Hills. Water Guy sent a notice to anyone with a water service line (the customer's side of the meter pit) that is made of an unknown material.

II. Minutes – Mike Zmudzinski moved to approve the minutes for the November 18, 2024, regular meeting. Marvin Nail seconded. Motion carried unanimously. Minutes are posted online at www.catheyconsulting.net.

III. Treasurer's Report – The Treasurer's Report and financial information were reviewed. Mike Zmudzinski moved to accept the treasurer's report, pay the bills as presented and listed below and transfer \$15,000 from the money market to checking account. Marvin Nail seconded. Motion carried unanimously.

Reserves Account Balance From Last Meeting Minutes	\$245,947.77
11/30/24 Interest	\$202.14
First Northern Bank Reserves Account Ending Balance:	\$246,149.91

Money Market Account Balance From Last Meeting Minutes	\$50,461.40
11/1-11/18/24 Water Deposits	\$1,451.02
11/10/24 Deposit – Assessments	\$28,853.96
Adjusted Balance Forward:	\$80,766.38
11/19-11/30/24 Water Deposits	\$1,160.10
11/30/24 Interest	\$77.88
12/05/24 Xpress Bill Pay Deposit	\$5,701.43
First Northern Bank Money Market Account Start of Meeting:	\$87,705.79*
12/16/24 Ck# 139 – Transfer to Checking	\$15,000.00
First Northern Bank Money Market Account Ending Balance:	\$72,705.79*

**Does not reflect weekly water payments/deposits from the first of the month through the meeting date.*

Checking Account Balance From Last Meeting Minutes	\$10,353.50
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Bills Paid At This Meeting:

Ck#	Vendor	Purpose	Amount
AUTO	Powder River Energy	11/1-12/1/24 Acct 1590226 Well #1	\$752.41
AUTO		Acct 1590427 – Well #2	\$197.23
AUTO		Acct 2459426 – Entrance	\$49.50

AUTO	Powder River Energy 11/1-12/1/24	Acct 12277400 – Mailboxes/Community Bldg.	\$146.70
1354	Cathay Consulting, LLC	Inv. 7863 – Nov., 2024 Adm./Books/Compl.	\$1,050.00
1355	First Northern Bank of Wyoming	Loan payment	\$1,545.33
1356	Hawkins, Inc.	Inv. 6915796 – Chlorine	\$30.00
1357	Kieffer Sanitation	Inv. 4674323T020 – Garbage Rem. 11/1-11/30/24	\$3,069.90
1358	Water Guy, LLC	Inv. 2024-1281 – Nov. Oper./Meters/Billing/ bounced check \$2,311.50	\$7,599.99
		Inv. 2024-1384 – Create, print, label, mail unknown lead line inventory notices to required homeowners \$122.48	
		Inv. 2024-1337 – Locates 9/27-10/23/24	\$956.04
		Inv. 2024-1338 – Locates 8/20-10/27/24	\$825.00
		Inv. 2024-1339 – Locates 9/10-9/26/24	\$600.00
		Inv. 2024-1340 – Locates 9/5-10/23/24	\$300.00
		Inv. 2024-1367 – Found high chlorine and well I not running / timer went bad so replaced it – new one quit, troubleshoot - well I chlorine solenoid was fried so replaced it and installed new timer \$2,466.22	
		Inv. 2024-1362 – Bounced check	\$18.75
TOTAL BILLS PAID:			\$14,441.06
Transfer from Money Market Account:			\$15,000.00
Checking Account Balance End of Meeting:			\$10,912.44
Receivables Balance end of prior month: \$172,367.71 (assessments and water billing)			

Bills Remaining Unpaid:

Wyoming Association of Rural Water Systems Invoice 19797 – 2025 Voting Membership \$495.00 – The District is not currently a member. Board members will look at the organization to see if the District would benefit by being a member and will discuss this at the next meeting.

IV. Unfinished Business

a. Road Work –

- i. PCA Engineering proposal to assist with Mallard and Meadowlark Road projects is \$14,000 or \$16,000, depending on the work. No update at this meeting. Mike Zmudzinski will follow up with PCA Engineering to see if someone can attend the January meeting.
- ii. Engineering proposals for assessing the drainage system on all roads and putting together a map and making recommendations for drainage repairs or improvements, estimating a budget, construction, engineering costs, etc. ON HOLD

Road Work for the Fiscal Year (7/1/24 – 6/30/25) (Annual Budget-Roads):

\$60,000 + \$53,210.12 (rolled over from 7/1/23-6/30/24 FY) = \$113,210.12
 Perino Blade Services – Inv. 340 – Blade Roads \$7,307.00
 Schrank Grading Services – Inv. 135 – Blade Roads \$10,025.00
 & Bluebird/Partridge intersection
 TOTAL: \$17,332.00
 Amount Remaining: \$95,878.12

- iii. Street signs put up – No update.
- iv. Quotes for material to keep the dust down (Mike Zmudzinski and Doug Powers to get quotes after the last meeting). No quotes were provided, but there was discussion regarding dust control options and using roto-mill on the roads.
- v. Snow removal – Board members reported that they have contacted numerous companies, and no one is willing to provide a quote for snow removal services.

- b. Volunteers to help shovel snow and/or mow grass around the post office area and water tank area – Thank you to those who help maintain this area.
- c. Bids for garbage service – Requests for proposals were e-mailed to Western Waste Solutions (Sanders) and Waste Connections (Kieffer). Paintbrush does not have rollouts / only the big steel units like at apartment buildings.

V. New Business

- a. Open to the Public –

- i. Ed McNair reported that there was a recent fire call – someone dumped some hot ashes in a dumpster which caught the other items in the dumpster on fire. A reminder to make sure your ashes have cooled before disposing of them.
- ii. There was discussion on making sure there is a good base on the road before putting roto-mill down on the roads. Roto-mill won't have dust. When the contractor is done doing the regional water line project, they are supposed to put the road back as good or better. There was discussion on jetting out culverts that are clogged and doing them all at once.

VI. Next meeting dates and location – **MONDAY, JANUARY 20, 2025, 7:00 p.m. (REGULAR MEETING)** at the Freedom Hills Community Building at 12 Chickadee.

Upcoming Meetings – 3rd Monday each month

2025 Meetings:

Mon., Jan. 20, 2025, 7:00 p.m. / Mon., Feb. 17, 2025, 7:00 p.m. / Mon. Mar. 17, 2025, 7:00 p.m.
 Mon., Apr. 21, 2025, 7:00 p.m. / Mon., May 19, 2025, 7:00 p.m. / Mon., June 16, 2025, 7:00 p.m.
 Mon., July 21, 2025, 7:00 p.m. / Mon., Aug. 18, 2025, 7:00 p.m. / Mon., Sep. 15, 2025, 7:00 p.m.
 Mon., Oct. 20, 2025, 7:00 p.m. / Mon., Nov. 17, 2025, 7:00 p.m. / Mon., Dec. 15, 2025, 7:00 p.m.

Meetings are held at the Freedom Hills Community Building at 12 Chickadee unless otherwise indicated.

VII. Adjournment – Mike Zmudzinski adjourned the meeting at 7:45 p.m.

NOTES:

NO ROAD WORK IS TO BE DONE BY ANYONE IN THE COMMUNITY. ALL ROAD WORK IS TO BE HIRED OUT TO CONTRACTORS WHO ARE INSURED AS APPROVED BY THE BOARD OF DIRECTORS.

DO NOT PUSH SNOW FROM YOUR DRIVEWAY INTO THE MAIN ROADWAY.

BE SURE YOUR TRASH CAN IS OUT ON THE ROAD FOR PICKUP AND IS NOT TIED TO FENCES OR TIED SHUT.

THE COMMUNITY BOARD IS FOR COMMUNITY BUSINESS ONLY – NO POLITICAL ADVERTISEMENTS, RELIGIOUS ANNOUNCEMENTS, ETC.

WATER PAYMENTS ARE DUE **RECEIVED** BY 5:00 P.M. ON THE 20TH OF EACH MONTH. \$25 LATE FEES ARE APPLIED TO ANY ACCOUNT WHEN THE PAYMENT HAS NOT BEEN RECEIVED IN FULL BY THE 20TH.

7/17/23: "AFTER MUCH DISCUSSION, IT WAS GENERALLY AGREED THAT A STATEMENT WILL BE ADDED TO MEETING MINUTES AND AGENDAS AS SUGGESTED BY A HOMEOWNER THAT THERE IS A GENERAL UNDERSTANDING EXPRESSED AT TODAY'S MEETING THAT NO SCORIA WILL BE BROUGHT IN FOR THE MAIN ROADS OR MOVED TO THE MAIN ROADS UNLESS THERE IS AN EMERGENCY. (RESIDENT STATEMENT – DON'T BRING SCORIA IN JUST FOR MAINTENANCE.)"

Respectfully submitted,
 Helenanne Cathey, Assistant to the Board



 Signature



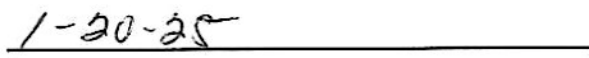
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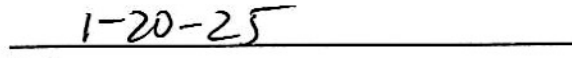
 Printed Name



 Printed Name



 Date



 Date

Mike Zmudzinski, President / 299-9091 / Marvin Nail, Vice President / Michael (Wally) Wilson, Secretary/Treasurer