

**OVERBROOK IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING
MINUTES
WEDNESDAY, OCTOBER 27, 2021, 5:30 P.M.
400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE**

BOARD MEMBERS PRESENT: Tyler Miller, Barb Pilon
BOARD MEMBERS NOT PRESENT: Heather Wichert
OTHERS PRESENT: Helenanne Cathey, Jeff & Lisa Parker

Tyler Miller called the meeting to order at 5:35 p.m.

- I. Minutes** – Barb Pilon moved to approve the August 25, 2021, regular meeting minutes as presented. Tyler Miller seconded. Motion carried unanimously.
- II. Treasurer's Report** – The Treasurer's Report and financial information were reviewed. Barb Pilon moved to accept the Treasurer's Report and pay bills as presented. Tyler Miller seconded. Motion carried unanimously.

Bank Balance End of Last Meeting: **\$36,861.07**

8/26-8/31/21	Deposits	\$516.25
08/31/21	Interest	\$2.35
9/1-9/30/21	Deposits	\$596.75
09/30/21	Interest	\$2.14

Bills Paid September, 2021:

Ck#	Payee – Purpose		Amount
AUTO	Powder River Energy	10349101 Electricity 8/1/21 – 9/1/21	\$866.40
AUTO	Black Hills Energy	7/28-8/25/21 3 to 3 usage	\$29.00
5419	Cathey Consulting	Inv. 6176 – Aug., Admin./Bookkeeping/Postage	\$456.55
5420	City of Gillette	Bill 1307219 – 8/2-9/1/21 Regional Water 1784-1784 / 0 gal.	\$169.00
5421	Energy Laboratories	Inv. 419778 – Water Testing	\$377.00
5422	Hawkins, Inc.	Inv. 6002253 – Azone 15	\$537.10
5423	Water Guy	Inv. 2021-786 – Aug. Water Operator/Meter Rdgs., replace chlorine pump, 5 gal. sodium hydrochl.	\$1,542.13
TOTAL			\$3,977.18

10/1-10/26/21	Deposits	\$2,008.94
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BALANCE PRIOR TO MEETING: **\$36,010.32**

Bills Paid At Meeting:

Ck#	Payee – Purpose		Amount
AUTO	Black Hills Energy	Gas 8/25-9/27/21 3 to 3	\$29.00
AUTO	Powder River Energy	Acct 10349101 – 9/1-10/1/21	\$677.57
5424	Cathey Consulting, LLC	Inv. 6222 – Sept., 2021 Admin./Books/Compl. \$458.34	\$524.58
		Inv. 6240 – Director election mailing \$66.24	
5425	City of Gillette	Bill 1324641 – 9/1-10/4/21 – 164,000 gal. water	\$662.64
5426	C N A Surety	Bond on Board 12/5/21 – 12/5/22	\$100.00
5427	Gillette News-Record	Ad 00369782 – Director election ad	\$76.13
5428	Hawkins, Inc.	Inv. 6021838 – Azone 15	\$537.10
5429	One-Call of Wyoming	Inv. 61051 – July, Aug. & Sept. locate tickets	\$3.75
5430	Postmaster	Annual box fee	\$118.00
5431	Water Guy, LLC	Inv. 2021-890 – Sept. Water Op./Meters	\$524.00
Total Bills:			\$3,252.77

BALANCE AFTER BILLS: **\$32,757.55**

Receivables Balance: \$39,149.25

III. Water / Well Update – The water system was discussed. The regional water was turned back on in September. There was discussion on turning the regional water off since the usage has dropped substantially. Tyler Miller will contact Water Guy regarding turning the regional water off.

IV. Unfinished Business

- a. Enlargement – There is a proposed subdivision at the back of Overbrook. An owner is splitting a 20-acre lot into 1-10 acre lot and 2-5 acre lots. Neighboring landowners have concerns and are planning to attend the County Planning meeting when this is considered on November 18th. The Board has concerns that this will mean even more people driving the road without helping to maintain the road. The current landowner has refused to help pay for road maintenance in the past. This will be two additional lots of people not paying fees. There was discussion on either a possible enlargement of the District or entering into an agreement with those lots to ensure that they pay fees to maintain the road. The proposed zoning would allow houses that aren't similar to what exists on the surrounding lots in Overbrook. Information will be e-mailed to everyone in the District asking people for support regarding these concerns on this proposed development. Any comments will need to be turned in to the County by November 8th.
- b. Director Election (Nov. 2, 2021 – Pilon – 4 years) – Ballots were mailed October 8th. Helenanne Cathey, Jeff Parker and Lisa Parker will canvass ballots on Wednesday, November 3, 2021, at 9:00 a.m. at the office of Cathey Consulting.

V. New Business

- a. Concerns were raised regarding 58 and 49 Overbrook – two houses that are not occupied, and they are in disrepair. A question was asked if it's possible to enforce cleaning up the properties and making them habitable. The Board will talk to the County.
- b. There was discussion on the roads and concerns about potholes. A request was made to blade the roads. There are a few areas that need to be bladed which will be done as soon as possible.
- c. There was discussion on the potential of paving the road. Another District paved a little over a mile of road this past summer, and there was discussion on their costs and process for doing that. Barbara Pilon will do some research on paving costs.

Next Meeting: Monday, November 22, 2021, 5:30 p.m. (Regular Meeting) at Cathey Consulting, 400 S Gillette Avenue, Suite 106, Gillette – K2 Technologies building – office entrance is on 4th Street across from Arrow Printing. The District holds regular meetings. The next regular meeting date is scheduled at each meeting and is included in the minutes.

Tyler Miller adjourned the meeting at 6:40 p.m.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Tyler Miller, President 307-680-3605 / Date

Heather Wichert, Vice President 307-351-9354 / Date

Barb Pilon, Secretary/Treasurer 307-670-7062 / Date