

Pineview Improvement and Service District
Regular Meeting
MINUTES
Monday, March 7, 2022, 5:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Nancy Bock, David Collins, Michael Hardman
 OTHERS PRESENT: Helenanne Cathey, Scott Robinson, Darlene Feters, Joe Moore

David Collins called the meeting to order at 5:00 p.m.

- I. **Minutes Approval** – David Collins moved to approve the minutes for the February 7, 2022, regular meeting as written. Nancy Bock seconded. Motion carried unanimously.
- II. **Treasurers Report / Pay Bills / Sign Bank Statements** – The bills were reviewed and discussed. The total bills presented for payment for the water system continue to be more than is available to pay the bills. David Collins moved to accept the Treasurer's Report and pay bills as listed below, and sign bank statements. Nancy Bock seconded. Motion carried unanimously.

Water Account Balance Forward From Last Meeting:			\$480.78
01/31/22	Interest	\$0.13	
Adjusted Balance Forward:			\$480.91
2/10/22	Deposit – Assessments	\$189.00	
2/10-2/28/22	Deposits	\$794.00	
02/28/22	Interest	No statement yet.	
2/28/22	AUTO Powder River Energy	Electricity 1/1-2/1/22	\$654.71
03/01-03/04/22	Deposits	\$640.00	
Balance Prior to Bill Payments:			\$1,449.20
Bills paid at this meeting:			
Check #	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity 2/1-3/1/22	NO BILL YET.
1375	Pineview ISD	12/31/21 Roads Assessments transfer	\$189.00
1376	Cathey Consulting	Inv. 6319 – Nov., 2021 Admin./Books/Postage	\$725.52 \$600.00
1377	Water Guy	Inv. 2021-942 – New line to pumphouse	\$5,369 (bal.) \$600.00
TOTAL:			\$1,389.00
BANK BALANCE END OF MEETING (WATER):			\$60.20
Bills remaining unpaid:			
Cathey Consulting Inv. 6319 – Nov. Admin/Bookkeeping/Compliance			\$125.52
Original invoice amt. \$725.52 - \$600 pd.			
Cathey Consulting Inv. 6361 – Dec. Admin/Bookkeeping/Compliance			\$651.68
Cathey Consulting Inv. 6407 – Jan. Admin./Bookkeeping/Compliance			\$649.94
Cathey Consulting Inv. 6462 – Feb. Admin./Bookkeeping/Compliance			\$648.20
Water Guy Inv. 2021-942 – Tie in new well line/move chlor. Pump			\$4,769.00
Original invoice amount \$5,869.00 - \$1,100 paid			
Water Guy Inv. 2022-181 – Feb. Water Oper., Leak at 6 N Pinev.			\$2,082.95
Total			\$8,927.29

Roads Account Balance Forward From Last Meeting:			\$17,828.73
01/31/22	Interest	\$1.06	
02/28/22	No statement yet.		
Roads Account Balance Prior to Meeting:			\$17,829.79
03/07/22	01/31/22 Assessments – transfer from other account:	\$189.00	
Bills Paid			
Check #	Payee	Purpose	Amount
BANK BALANCE END OF MEETING (ROADS)			\$18,018.79

Water System Reserve Account Balance Forward From Last Meeting:			\$12,077.20
01/31/22	Interest	\$1.23	
02/28/22	Interest	No statement yet.	
Water System Reserve Account Balance Prior to Meeting:			\$12,078.43
<i>(Reserve account must have a minimum of \$12,003.98 at all times.)</i>			

Accounts Receivable balances were reviewed. Water Guy will be instructed to begin with late fees and shut offs as soon as they take over. **Anyone with a past due account should get it caught up as soon as possible to avoid having water shut off!**

- III. **Water System Update** – The water system information was reviewed. David Collins moved to approve the meter readings and billing for February, 2022. Nancy Bock seconded. Motion carried unanimously.
- IV. **Roads** – There was discussion on roads. Up to \$10,000 has been approved for rock and road work. Some work has been done. When the weather warms up roads will be addressed.
- V. **Unfinished Business**
 - a. None.
- VI. **New Business**
 - a. The Local Government Liability Pool Renewal application was completed online. David Collins moved to approve the renewal application. Nancy Bock seconded. Motion carried unanimously.
 - b. The budget was reviewed for the next fiscal year (7/1/22 – 6/30/23). There was discussion on costs and the bills that are remaining unpaid at this meeting. The repairs costs in this last fiscal year were \$10,736, which is slightly more than the bills that remain unpaid at this time. Repair costs in the prior fiscal year were over \$14,000 – and these costs are on top of the project costs for the water tank and system improvements. In the past, the subdivision would send everyone an invoice for their share of a large repair bill, but because there are still assessments that will come in by the end of the fiscal year, and past due accounts that need to be paid, the consensus is not to do that at this time.

The basic monthly costs are about \$2,218 a month. In order to leave the monthly rate at \$80 a month, we would need 28 lots paying each month. Right now, there are 22 lots on the water system, and two of those lots are not paying their monthly bill. In order to just pay the minimum bills, the monthly rate would have to increase to a minimum of \$105 a month. A suggestion was made to do some things ourselves to try to cut costs somehow. Some Board members came on the Board when the subdivision was threatened with \$37,000 a day fines from the EPA when certain requirements weren't being met for the water system, and Water Guy and Cathey Consulting were hired to help get out of that hole and maintain compliance. Unless people actually follow through on volunteering, it doesn't work, and it hasn't worked in the past and the water system had serious issues when we tried to do things ourselves in the past. Concerns were noted about rate increases. No one wants to raise rates, but the current rates aren't paying the bills. There will be further discussions on this at the next meeting, and the Board would appreciate people attending the meeting to provide input.

EVERYONE IS ASKED TO ATTEND THE NEXT MEETING TO DISCUSS THE WATER SYSTEM RATES.
 - c. There was discussion on roads. One homeowner expressed a concern about people who aren't in the District who drive the roads but don't pay anything. There is no way to force people outside of the District to pay anything. They can be asked to contribute, but there is nothing to compel them to contribute to costs. There are a number of people outside of the District who have contributed funds and rock for the roads.
 - d. David Collins moved to approve the service agreement with Water Guy. Nancy Bock seconded. Motion carried unanimously.
- VII. **Next Regular Meeting: Monday, April 4, 2022, 5:00 p.m.**
2022 Meetings:

Mon., May 16, 2022, 5:00 p.m. / Mon., June 27, 2022, 5:00 p.m.
Mon., July 25, 2022, 5:00 p.m. / Mon., Aug. 22, 2022, 5:00 p.m. / Mon., Sep. 19, 2022, 5:00 p.m.
Mon., Oct. 17, 2022, 5:00 p.m. / Mon., Nov. 14, 2022, 5:00 p.m. / Mon., Dec. 12, 2022, 5:00 p.m.

VIII. Adjourn – David Collins adjourned the meeting at 6:00 p.m.

NOTES TO LANDOWNERS:

- **PLEASE DO NOT DRAG OR BLADE THE ROADS WITHOUT BOARD AUTHORIZATION. ANYONE INTERESTED IN HELPING MAINTAIN THE ROADS IS INVITED TO PLEASE ATTEND A DISTRICT MEETING!**
- **NO MUD BOGGING ON THE ROADS!**
- **SLOW DOWN ON THE ROADS AND STAY ON THE ROAD!**
- **WHENEVER THERE IS A PROBLEM WITH THE WATER SYSTEM, RESIDENTS NEED TO CALL WATER GUY AT 307-299-3544 OR 307-299-9911.**

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

David Collins, President / Date

Michael Hardman, Vice President / Date

Nancy Bock, Secretary/Treasurer / Date