

Pineview Improvement and Service District
Regular Meeting
MINUTES
Monday, November 13, 2023, 5:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

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

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

- I. Customer Concerns / Requests –**
a. No update from the owner of 33 Pineview regarding the possibility of tapping into the District's water system.
- II. Minutes Approval –** David Collins moved to approve the minutes for the October 16, 2023, regular meeting as presented. Darlene Feters seconded. Motion carried unanimously.
- III. Treasurers Report / Pay Bills / Sign Bank Statements –** The bills were reviewed and discussed. David Collins moved to accept the Treasurer's Report and pay bills as listed below and sign bank statements. Darlene Feters seconded. Motion carried unanimously.

Water Account Balance Forward From Last Meeting:	\$1,654.13
10/1-10/16/23 Deposits – Water	\$917.38
Adjusted balance forward:	\$2,571.51
10/17-10/31/23 Deposits – Water	\$336.96
10/31/23 Interest	\$1.48
11/07/23 Deposit – Xpress bill pay	\$800.18
Balance Prior to Bill Payments:	\$3,710.13*

**This balance does not reflect Water Guy deposits since the end of the prior month.*

Bills paid at this meeting:

Check #	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity 10/1 – 11/1/23	\$632.88
1441	Cathey Consulting	Inv. 7311 – Oct., 2023 Admin/Books/Compl.	\$551.25
1442	Energy Laboratories	Inv. 593539 – Water testing	\$53.00
1443	Water Guy, LLC	Inv. 2023-1071 – Oct., 2023 Water Operator/meters/ Billing	\$868.80

TOTAL \$2,105.93

BANK BALANCE END OF MEETING (WATER): **\$1,604.20**

(Note: Loan payments due 10/15/24: \$8,122.93 + 3,881.05 = \$12,003.98)

Roads Account Balance Forward From Last Meeting: **\$8,243.38**

10/31/23 Interest \$3.08

Roads Account Balance Prior to Meeting: **\$8,246.46**

Check #	Payee	Purpose	Amount
1045	Earth Work Solutions	Inv. 37324 – 8 train loads of scoria delivered & spread	\$7,000.00
BANK BALANCE END OF MEETING (ROADS)			\$1,246.46

Water System Reserve Account Balance Forward From Last Meeting: **\$9,521.61**

10/31/23 Interest \$6.07

Water System Reserve Account Balance Prior to Meeting: **\$9,527.68**

(Reserve account must have a minimum of \$12,003.98 at all times.)

Receivables were reviewed. A refund will be issued in December for \$2,620 to the person who purchased 20 Island for the amount they were assessed this fiscal year since it was paid by the bank after assessments were submitted.

IV. Water System Update –

- a. The water system information was reviewed.
- b. No update on the lead and copper service line inventory.

V. Roads – Road work was authorized (up to \$7,000). Earth Work Solutions has delivered rock. The bill was paid at this meeting. The next batch of rock will finish Ranchette followed by more on Pineview and then do all of North Pineview later unless there are some spots that need some rock earlier. They should be available to blade the roads in the spring and hopefully do more rock.

VI. Unfinished Business

- a. None

VII. New Business

- a. David Collins reported that Cheyenne from Water Guy called and explained that a homeowner continues to get into their meter pit. Recently, their meter wasn't reading so Water Guy stopped to investigate and found the lid was off of the meter pit and the insulation was askew which would have resulted in the meter pit freezing up. In addition, the radio had fallen to the bottom of the pit.

A NOTICE TO HOMEOWNERS – HOMEOWNERS NEED TO STAY OUT OF THEIR METER PITS. IF ANYTHING IS DAMAGED IN METER PITS DUE TO SOMEONE GETTING INTO THEIR METER PIT, THE HOMEOWNER WILL BE BILLED.

If anyone gets in the meter pit and removes the insulation, the meter pit will freeze, and, again, any damages will be the responsibility of the homeowner. The cost could range anywhere from \$300 to the price of a new meter pit which is now around \$3,500. Just stay out of the meter pit!

- b. Water Pressure – There was a brief discussion on water pressure. There don't appear to be any issues at this time with water pressure.
- c. There was discussion on a County program that is offering economic incentives (up to \$12,000) for special districts to enlarge or merge with other districts. There are homeowners near the Pineview Improvement and Service District that are not a part of the District. Board members will try to talk to people to see if they are interested in joining the District. It would be an opportunity to eventually tie onto the water system and would ensure everyone that drives the roads helps pay for the roads.

VIII. Next Regular Meeting: Monday, December 11, 2023, 5:00 p.m. (Regular Meeting)

2023 Meetings:

Mon., Dec. 11, 2023, 5:00 p.m.

2024 Meetings:

Mon., Jan. 8, 2024, 5:00 p.m. / Mon., Feb. 5, 2024, 5:00 p.m. / Mon., Mar. 4, 2024, 5:00 p.m.

Mon., Apr. 29, 2024, 5:00 p.m. / Mon., May 13, 2024, 5:00 p.m. / Mon., June 24, 2024, 5:00 p.m.

Mon., July 22, 2024, 5:00 p.m. / Mon., Aug. 19, 2024, 5:00 p.m. / Mon., Sep. 16, 2024, 5:00 p.m.

Mon., Oct. 14, 2024, 5:00 p.m. / Mon., Nov. 11, 2024, 5:00 p.m. / Mon., Dec. 9, 2024, 5:00 p.m.

IX. Adjourn – David Collins adjourned the meeting at 5:33 p.m.

NOTES TO LANDOWNERS:

- **PLEASE DO NOT DRAG OR BLADE THE ROADS WITHOUT BOARD AUTHORIZATION. ANYONE INTERESTED IN HELPING TO 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

Darlene Fетters, Vice President / Date

Nancy Bock, Secretary/Treasurer / Date