

**Rafter D Improvement & Service District  
Regular Meeting Minutes  
Tuesday, November 16, 2021, 5:30 p.m.  
400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Michele Hayden, Scott Peyrot, Wade Howie  
OTHERS PRESENT: Helenanne Cathey, Susan Elsner

Wade Howie called the meeting to order at 5:30 p.m.

- I. **Minutes** – The minutes for the last regular meeting on September 21, 2021, were reviewed. The minutes were e-mailed after the last meeting and posted online. Wade Howie moved to approve the minutes as written. Michele Hayden seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The Treasurer’s Report and financial information were reviewed. Wade Howie reported that Water Guy will be coordinating some repairs to hopefully fix some of the pressure issues. Wade Howie moved to accept the Treasurer’s Report and pay bills as presented. Scott Peyrot seconded. Motion carried unanimously.

Bank Balance at End of Last Meeting:		\$27,914.64
Deposits 9/21-9/30/21:	\$885.00	
Interest 9/30/21:	\$1.71	
Deposits 10/1/21 – 10/31/21:	\$1,752.00	
Interest 10/31/21:	\$1.75	
Bills Paid in October:		
<b>CHK # VENDOR</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
AUTO Powder River Energy	Acct 3230728 9/1/21-10/1/21 1 RAFTER	\$380.89
AUTO Powder River Energy	Acct 3284226 9/1/21-10/1/21 2 RAFTER	\$182.21
1177 Cathey Consulting, LLC	Inv. 6226 – Sept. Admin./Books/Compliance	\$386.60
1178 City of Gillette	Inv. 1324635 – Regional water 9/1-10/4/21 (0 gal)	\$80.00
1179 Hawkins, Inc.	Inv. 6021835 – Azone 15	\$219.63
1180 Water Guy, LLC	Inv. 2021-893– Sept. Water Oper/Meter Rdgs.	\$548.50
<b>TOTAL BILLS PAID:</b>		<b>\$1,797.83</b>
Deposits 11/1-11/15/21:	\$2,110.00	
Bank Balance Prior to Meeting;		\$30,867.27
Bills Paid at Current Meeting:		
<b>CHK # VENDOR</b>	<b>PURPOSE</b>	<b>AMOUNT</b>
AUTO Powder River Energy	Acct 3230728 10/1-11/1/21	\$233.39
	Acct 3284226 10/1-11/1/21	\$161.80
1181 Cathey Consulting, LLC	Inv. 6276 – Oct. Admin./Books/Compliance	\$386.02
1182 City of Gillette	Inv. 1341788 – Regional water 10/4-11/2/21 (0 gal.)	\$80.00
1183 Hawkins, Inc.	Inv. 6043104 – Azone 15	\$300.49
1184 Water Guy	Inv. 2021-1023 – Oct. Water Op./Meter Rdgs.	\$548.50
<b>TOTAL BILLS PAID:</b>		<b>\$1,710.20</b>
<b>Bank Balance End of Meeting:</b>		<b>\$29,157.07</b>
Receivables balances were reviewed.		

III. The water system information was reviewed.

IV) **Unfinished Business**

- a) Roads – The consensus is to wait until the next fiscal year when there are more funds before doing any major road work.
- b) Fence north of the common area – Scott Peyrot did some research and provided some information on the Rafter D property (recreation area) and reported on discussions he had regarding the gate that was recently put up that blocks part of a public road and the property boundaries. The gate should not be left there or it may cause some legal issues down the road. In order to legally protect the property, it is

recommended that the gate be removed or moved and the District put up a fence around the District's property. The consensus is to talk to the landowner near the District's recreational area to ensure residents have access and to protect the District's property. Wade Howie will talk to the landowner about the gate and property line and maybe invite him to a meeting. The covenants were reviewed for the Rafter D Subdivision, and the covenants state the recreation area is for subdivision owners and guests. People outside of the subdivision do not have the legal right to use that area.

**II. New Business**

- a) Susan Elsner came to the meeting regarding a property she and her husband own that is in the District. They ended up with a couple of parcels, one about 33 acres that is not in the District and one that is about 2 acres that is in the District. They are concerned with the part of their property that is in the District and don't understand why it was ever put in the District. The property isn't on the District's water system and isn't on any District roads, and the property has not been assessed. There is no way for a property to get out of a Special District, and the Board can't guarantee that the property will never be assessed, but this Board doesn't plan on assessing the property.
- b) Annual Election of Officers – Wade Howie moved to keep the same slate of officers for the next year (Wade Howie, President / Michele Hayden, Treasurer / Scott Peyrot, Treasurer). Scott Peyrot seconded. Motion carried unanimously.

Wade Howie adjourned the meeting at 6:11 p.m.

**Next Regular Meeting: Wednesday, January 19, 2022, 5:30 p.m.**

**MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K<sup>2</sup> TECHNOLOGIES BUILDING – USE ENTRANCE ON 4<sup>TH</sup> STREET).**

Respectfully submitted,  
Helianne Cathey, Assistant to the Board

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Wade Howie, President (299-3763) / Date

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Michele Hayden, Treasurer (307-680-7171) / Date

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Scott Peyrot, Secretary (307-680-1658) / Date