

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, January 10, 2022, 7:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Travis Given, Jodi Schilling, Bobby Schmitz
 OTHERS PRESENT: Helenanne Cathey, Stefanie Brown, Duaine Faucett

Bobby Schmitz called the meeting to order at 7:03 p.m.

- I. Water System Update** – The water system information was reviewed. Travis Given moved to approve the meter readings for November and December. Jodi Schilling seconded. Motion carried unanimously.
- II. Minutes / Treasurer’s Report** – Jodi Schilling moved to approve the minutes for the September 13, 2021, regular meeting as presented. Travis Given seconded. Motion carried unanimously. There was no meeting in November.
- III. Treasurer’s Report** – The financial information was reviewed. Travis Given moved to accept the Treasurer’s Report and pay bills as presented and transfer \$8,000 from the money market to checking account. Jodi Schilling seconded. Motion carried unanimously.

WyoStar I Account – Balance End of Last Meeting:		\$47,233.92
08/31/21	Interest	\$15.00
09/30/21	Interest	\$14.01
10/31/21	Interest	\$5.10
11/30/21	Interest	\$14.49
12/31/21	Interest	NO STATEMENT YET
Ending WyoStar Account Balance:		\$47,282.52

WyoStar II Account – Balance End of Last Meeting:		\$217,995.45
0831/21	Interest	\$165.37
09/30/21	Interest	\$197.75
10/31/21	Interest	\$214.49
11/30/21	Interest	\$209.53
12/31/21	Interest	NO STATEMENT YET
Ending WyoStar II Account Balance:		\$218,782.59

Money Market Account Balance end of last meeting:		\$44,630.21
08/31/21	Interest	\$7.07
Adjusted Balance Forward:		\$44,637.28
09/17/21	Deposit	\$1,556.29
09/23/21	Deposit	\$2,298.04
09/24/21	Deposit	\$894.43
09/30/21	Interest	\$6.20
10/01/21	Deposit	\$2,083.80
10/08/21	Deposit	\$549.51
10/13/21	Deposit	\$537.31
10/21/21	Deposit	\$1,395.49
10/22/21	Deposit	\$1,428.32
10/27/21	Deposit	\$2,581.66
10/31/21	Interest	\$5.46
11/03/21	Deposit	\$1,187.11
11/05/21	Deposit	\$179.40
11/11/21	Deposit	\$7,668.00
11/12/21	Deposit	\$1,387.11
11/19/21	Deposit	\$3,207.45
11/22/21	Ck# 9049 – Stone Gate Estates – Transfer to Checking	\$8,000.00

11/24/21	Deposit	\$134.48
11/24/21	Deposit	\$38.41
11/30/21	Interest	\$6.43
12/03/21	Deposit	\$2,254.95
12/08/21	Deposit	\$973.17
12/09/21	Deposit	\$35,146.58
12/10/21	Deposit	\$1,604.79
12/14/21	Deposit	\$170.65
12/17/21	Deposit	\$112.30
12/22/21	Deposit	\$379.74
12/22/21	Deposit	\$195.69
12/31/21	Interest	\$14.85
01/06/22	Deposit	\$325.12

Balance in Account Prior to Meeting: **\$104,960.02**

01/10/22 Ck# 9050 – Stone Gate Estates – Transfer to Checking \$8,000.00

Money Market Account Balance End of Meeting: **\$96,960.02**

Checking Account Balance end of last meeting: \$9,038.30

Bills Paid in October:

Check #	Payee	Purpose	Amount	Amount
AUTO PAY	Powder River Energy	Acct 3126125 9/1-10/1/21	\$121.97	\$1,362.12
AUTO PAY	Powder River Energy	Acct 8443000 9/1-10/121	\$1,240.15	
2443	Margaret Chilvers	Refund credit balance		\$8.01
2444	9S Consulting	Inv. 2021-437 – 7/1/20-6/30/21 self-audit		\$500.00
2445	Cathey Consulting	Inv. 6233 – Sep. Admin/Books/post.		\$633.64
2446	City of Gillette	Bill 1324640 – 9/1-10/4/21 Regional water/976,000 gal.		\$3,360.26
2447	Energy Laboratories	Inv. 425137 – Testing \$37.00		\$370.00
		Inv. 425397 – Testing \$333.00		
2448	One-Call of Wyoming	Inv. 61133 – July, Aug., Sept. locate tickets		\$8.25
2449	Postmaster	Annual post office box fee		\$166.00
2450	Water Guy, LLC	Inv. 2021-905 – Sept. Oper../Meters		\$938.50
TOTAL:				\$7,346.78

Checking Account Balance After October bills: \$1,691.52

11/08/21 Transfer from Money Market \$8,000.00

Bills Paid in November:

Check #	Payee	Purpose	Amount	Amount
AUTO PAY	Powder River Energy	Acct 3126125 10/1-11/1/21	\$432.25	\$551.44
AUTO PAY	Powder River Energy	Acct 8443000 10/1-11/121	\$119.19	
2451	Cathey Consulting	Inv. 6283 – Oct. Admin/Books/post.		\$633.06
2452	Hawkins, Inc.	Inv. 6047905 – Chlorine		\$10.00
2453	Water Guy	Inv. 2021-963 Locates in Sept. \$65.00		\$1,003.50
		Inv. 2021-1033 – Oct. Water Operator \$938.50		
2454	City of Gillette	Bill 1341793 – 10/4-11/2/21 Regional water/303,000 gal.		\$1,334.53
TOTAL:				\$3,532.53

Bills Paid in December:

Check #	Payee	Purpose	Amount	Amount
AUTO PAY	Powder River Energy	Acct 3126125 11/1-12/1/21	\$124.29	\$253.77
AUTO PAY	Powder River Energy	Acct 8443000 11/1-12/121	\$129.48	
2455	Cathey Consulting	Inv. 6328 – Nov. Admin/Books/post.		\$635.38
2456	City of Gillette	Bill 1358646 – 11/2-12/2/21 Regional water/314,000 gal.		\$1,367.64
2457	Gillette News-Record	Ad 00368971 – Director election ad		\$91.88
2458	Hawkins, Inc.	Inv. 6069396 – Chlorine		\$10.00
2459	Water Guy	Inv. 2021-1161 Replaced/rebuilt booster pump \$1,147.18.		\$2,085.68
		Inv. 2021-1136 – Nov. Water Operator \$938.50		
TOTAL:				\$4,444.35

Checking Account Balance Prior to Meeting: **\$1,714.64**

Bills Paid at Meeting:

Check #	Payee	Purpose	Amount
AUTO PAY	Powder River Energy	3126125 – 12/1/21 -	No bill yet.
AUTO PAY	Powder River Energy	8443000 – 12/1/21 -	No bill yet.
2460	Bobby Schmitz	Road and Bridge / advertising	\$99.99
2461	Cathey Consulting	Inv. 6370 – Dec. Admin./Bookkeeping/Postage	\$618.56
2462	City of Gillette	Bill 1374474 – Regional water 12/2-1/3 70,000 gal	\$633.20
2463	Water Guy, LLC	Inv. 2021-1236 – Dec. Water Oper./Meters/Complaint	\$938.50
TOTAL:			\$2,290.25
01/10/22	Transfer from Money Market Account:		\$8,000.00
Checking Account Balance End of Meeting:			\$7,424.39

Receivables were reviewed.

IV. Unfinished Business

- a. Review customer / construction issues – None
- b. The Board is still looking into monitoring equipment that would provide a notice when the regional system kicks on.
- c. Director Election (March 22, 2022 –Given, Schmitz, Schilling – 2 for 4 years and 1 for the remaining 2 years of a four-year term) – Applications to be on the ballot are due between December 22, 2021, and January 11, 2022. After ballots have been mailed, the following legal ad will run in the News-Record on March 8, 2022, with the blank lines filled in with names of people that have submitted applications by January 11th.

NOTICE OF DIRECTOR ELECTION
STONE GATE ESTATES IMPROVEMENT & SERVICE DISTRICT
CAMPBELL COUNTY, WYOMING

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the Stone Gate Estates Improvement & Service District for the purpose of electing one director to the Board of Directors to serve the remaining two years of a four-year term and two directors to the Board of Directors to serve four-year terms. Candidates include _____ for the remaining two years of a four-year term and _____ and _____ for four-year terms. Replacement ballots may be obtained from Cathey Consulting at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming, or by calling Helenanne Cathey at 307-685-8235. An “Elector Affidavit” form will need to be completed in order to receive a replacement ballot. All mail ballots must be received by Stone Gate Estates Improvement & Service District by mail at P.O. Box 992, Gillette, Wyoming, 82717, or at the office of Cathey Consulting, LLC by 5:00 p.m. on Tuesday March 22, 2022, to be valid. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 22, 2022, between 9:00 a.m. and 2:00 p.m.

Jodi Schilling, Secretary / Filing Officer
Stone Gate Estates Improvement & Service District

V. New Business

- a. Water Guy sent a letter stating that they will be implementing a price increase on labor, equipment and materials starting January 1, 2022. Duaine Faucett and Stefanie Brown from Water Guy came to the meeting and explained the history on the meter readings and equipment and reviewed the reasons for the increase. Several years ago, Water Guy purchased a system for meter reading because the old meters were not being produced anymore and were not available. Now the company is saying that they will no longer support the current system, and Water Guy will be purchasing an upgraded system that comes with an even higher cost support system. Water Guy has seen the cost of materials increase by as much as 30%

There was discussion on Water Guy taking over billing and receivables for the District. Water Guy has a system that reads the meters, generates invoices, and handles receiving of payments with a number of options for customers including automatic bill pay, a service that people are increasingly asking for. In addition, there are a number of issues that continue to arise that put Helenanne Cathey in the middle with meter readings and billing. Water Guy has invested in the equipment to read meters, send invoices, and receive payments in a seamless manner, and Helenanne Cathey recommends the Board move toward Water Guy handling these services.

There was discussion on the current tiered billing structure as well as the way the regional water billing is pro-rated based on monthly meter readings. Water Guy will check to see how many tiers their program allows and will also check to see if the system can pro-rate the regional water billing as is currently being done. They will come back to the next meeting to discuss billing options.

- VI. Date for the next regular meeting – Monday, March 14, 2022, 7:00 p.m. / Monday, May 9, 2022, 7:00 p.m. / Monday, July 11, 2022, 7:00 p.m. / Monday, September 12, 2022, 7:00 p.m. / Monday, November 14, 2022, 7:00 p.m.**

MEETINGS ARE NORMALLY HELD ON THE 2ND MONDAY OF EVERY OTHER MONTH

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106
(K² Technologies Building, Suite 106) – Entrance is on 4th Street

- VII. Meeting adjourn** – Travis Given moved to adjourn the meeting. Jodi Schilling seconded. The meeting adjourned at 8:26 p.m.

NOTES: The board reminds homeowners of the following:

- a. Water meter repair costs are to be split equally between the District and the homeowner.
- b. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner's responsibility.
- c. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- d. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- e. **Check out Water Guy's Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to www.wateryuywyoming.com for a link and for other information.**

Respectfully submitted,
Helenanne Cathey, Assistant to the Board of Directors

Robert (Bobby) Schmitz, President (680-4920)

Travis Given, Treasurer

Jodi Schilling, Secretary