

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, January 9, 2023, 9:00 a.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

Bobby Schmitz called the meeting to order at 9:12 a.m.

- I. Water System Update** – The water system information was reviewed. This fiscal year’s revenue and costs were analyzed to determine if the new billing rates are covering the costs of the regional water bills. The new water structure resulted in a \$6,000 deficit so far this fiscal year, and the rate structure may need to be adjusted to ensure the District’s costs are covered with the water overage rates. The Board will continue to monitor the District’s finances and will discuss this at the next meeting.
- II. Minutes / Treasurer’s Report** – Travis Given moved to approve the November 14, 2022, regular meeting minutes as corrected (Water Guy invoices should be check # 2516 instead of 2515 and William Hopson should be check # 2517 instead of 2516). Jodi Schilling seconded. Motion carried unanimously.
- III. Treasurer’s Report** – The financial information was reviewed. Travis Given moved to accept the Treasurer’s Report, pay bills, and not transfer anything from the money market to checking account. Jodi Schilling seconded. Motion carried unanimously.

WyoStar I Account – Balance End of Last Meeting:	\$47,598.18
10/31/22 Interest	\$96.12
11/30/22 Interest	\$113.99
12/31/22 Interest	NO STATEMENT YET
Ending WyoStar Account Balance:	\$47,808.29

WyoStar II Account – Balance End of Last Meeting:	\$247,811.97
10/31/22 Interest	\$493.33
11/30/22 Interest	\$558.26
12/31/22 Interest	NO STATEMENT YET
Ending WyoStar II Account Balance:	\$248,863.56

Money Market Account Balance end of last meeting:	\$75,817.82
11/1-11/14/22 Deposits – Water	\$2,160.92
Adjusted Balance Forward	\$77,978.74
11/1-11/30/22 Deposits	\$1,524.75
11/30/22 Interest	\$66.53
12/1-12/31/22 Deposits - Water	\$10.00
12/02/22 Check returned	-\$20.19
12/05/22 Xpress Bill Pay	\$227.74
12/09/22 Deposit – Assessments	\$31,755.28
12/22/22 Deposit – PR Energy	\$2,277.61
12/31/22 Interest	\$91.94
01/05/23 Xpress Bill Pay	\$0
Balance in Account Prior to Meeting:	\$113,912.40
No transfer at this meeting.	
Balance in Account End of Meeting:	\$113,912.40*

*Balance does not reflect any water overage payments since the end of the prior month
Except for Xpress bill pay deposit (if applicable)

Checking Account Balance end of last meeting:	\$17,777.23
Bills Paid in December:	

Check #	Payee	Purpose	Amount
AUTO PAY	Powder River Energy	Acct 3126125 11/1-12/1/22	\$335.57
AUTO PAY	Powder River Energy	Acct 8443000 11/1-12/1/22	\$149.94
2518	Cathey Consulting	Inv. 6841 – Nov. Admin/Books/post.	\$600.00
2519	City of Gillette	Bill 1561311 – 11/2-12/2/22 Regional water/36,000 gal.	\$598.74
2520	Energy Laboratories	Inv. 518939 – Water testing	\$430.00
2521	Hawkins, Inc.	Inv. 6337154 – Chlorine	\$10.00
2522	Water Guy	Inv. 2022-1184 – Nov. Oper../Meters/Billing	\$1,679.60
TOTAL:			\$3,803.85
Checking Account Balance Prior to Meeting:			\$13,973.38

Bills Paid at This Meeting:

Check #	Payee	Purpose	Amount
AUTO PAY	Powder River Energy	Acct 3126125 12/1/22-1/1/23	No bills yet.
AUTO PAY	Powder River Energy	Acct 8443000 12/1/22-1/1/23	
2523	Cathey Consulting	Inv. 6881 – Oct.. Admin/Books/post.	\$600.00
2524	Hawkins, Inc.	Inv. 6360238 – Chlorine	\$20.00
2525	Water Guy	Inv. 2022-1288 – Dec. Oper../Meters	\$1,679.60
2526	City of Gillette	Bill 1577614 – 12/2-1/4/23 Regional water/0 gal.	\$487.50
TOTAL:			\$2,787.10
Checking Account Balance End of Meeting:			\$11,186.28

Receivables were reviewed.

IV. Unfinished Business

- a. Review customer / construction issues - None
- b. Water Tank Coating – No update.
- c. Road work – The consensus is to close out the grant for last year’s road work and get quotes in March for the next road project.

V. New Business

- a. The Board discussed water overage charges and reviewed profit and loss reports at the start of the meeting.
- b. There was discussion on some new EPA lead and copper regulations that will require the District to develop a log of all properties and to note whether water service lines are lead or not lead. In Wyoming, lead pipes were banned from use in water lines after 1988, so this shouldn’t be an issue for Stone Gate. There will be additional discussion at the next meeting.

VI. Upcoming Meetings – Monday, March 13, 2023, 9:00 a.m.

2023 Meetings:

Mon., May 8, 2023, 9:00 a.m.

Mon., July 10, 2023, 9:00 a.m. / Mon., Sept. 11, 2023, 9:00 a.m. / Mon., Nov. 13, 2023, 9:00 a.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 9:32 a.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