

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, March 14, 2016, 7:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Dave Daigle, Bobby Schmitz, Charlotte Terry
OTHERS PRESENT: Helenanne Cathey, Duaine Faucett, Kent Terry

President Dave Daigle called the regular meeting to order at 7:00 p.m.

- I. Water System Update** – Duaine Faucett provided an update. The wells are doing fine. He is working with the EPA on the sanitary survey. He reported on the work he is doing. He recommends cleaning the water tanks before summer watering hits. If they can't get the tanks cleaned fairly soon, they will have to wait until fall. Cleaning the tanks will protect water quality and also protect the tanks. The consensus of the board was to have Water Guy proceed with cleaning the tanks after providing an estimate for each tank individually. The cost will vary, depending on how much sand is in the bottom of the tanks. Iron and manganese build up in the tank which will be cleaned up with the tank cleaning.

The fire hydrant on Stone Trail has been fixed, and that line was flushed.

The chlorination system was discussed. Years ago, when Duaine Faucett was working for the Board, he reported that he recommended the chlorination system. Weston Engineering did some modifications to the chlorination system. Duaine Faucett explained how the chlorination system worked. There was an assumption made when the chlorination system was installed that both wells would take chlorine at the same rate. However, they don't. There is a gas solenoid valve that they can install that has its own adjustment to it that will work better than the current chlorination system. You can set a feed rate for each well. Water Guy can do the wiring. The valves are about \$600 apiece. Duaine Faucett said that since it was his recommendation, he is willing to cover some of the cost if needed. This is "old school", and it is a technology he uses on several other systems. This setup works really well on other systems. He will provide numbers. Bobby Schmitz moved to authorize the work on the chlorination system spending up to \$1,750.00. Charlotte Terry seconded. Motion carried unanimously.

The water coming out of the wells has gas in it. The gas messes with the master meter that is measuring the water coming into the tank. It won't record accurately. You can install a meter on the water coming out of the tanks which would be more accurate to compare to the total of the meters. The Board expressed their concern about the accuracy especially once the regional system is installed. The regional system meter will be accurate. The meters at houses are within 2 percent. There was discussion on the individual meter readings. Duaine Faucett advised that the best time to find if there are leaks or issues is to read during the winter months. There was discussion on reading a couple of times during the winter. Charlotte Terry moved to read meters in April, May, June, July, August, September and October of 2016. Bobby Schmitz seconded. Motion carried unanimously.

With the upgrades done last summer, the mechanical readout that used to be connected to the meter is no longer connected to the meter so that readout no longer works. Please remember that no one should be getting into their meter pit. Only authorized people are to be opening the meter pits. Call Water Guy if you have any issues and need to access the meter pit – 307-299-9911.

The Board thanked Duaine Faucett for the work he is doing running the water system. Since Water Guy took over, the Board has received very few complaints. His attention to detail and professionalism and the way he works with the EPA and DEQ is very much appreciated.

Water Guy cannot flush individual water lines. With the long service lines on the large lots in Stone Gate, it can cause some water quality issues.

There was discussion on the regional water system. Stone Gate isn't connected to the regional system yet and won't be for at least a few years.

II. Minutes / Treasurer's Report – Bobby Schmitz moved to approve the minutes for the January 11, 2016, regular meeting as written. Charlotte Terry seconded. Motion carried unanimously.

III. Treasurer's Report – Charlotte Terry moved to transfer \$1,900 from the money market account to the operating checking account and pay the bills as presented in the agenda. Bobby Schmitz seconded. Motion carried unanimously.

Money Market Account Balance end of last meeting:		\$136,928.57	
12/31/15	Interest	\$15.10	
Adjusted Balance Forward:			\$136,943.67
01/19/16	Deposit – Water	\$2.00	
01/27/16	Deposit – Water	\$265.50	
01/28/16	Deposit – Roads	\$5,000.00	
01/29/16	Interest	\$15.18	
02/08/16	Ck# 140 – Xfer to checking	\$1,900.00	
02/29/16	Interest	\$14.51	
03/09/16	Deposit – Assessments	\$2,422.02	
03/10/16	Deposit – Water	\$90.00	
Balance in Account Prior to Meeting:			\$142,852.88
03/14/16	Ck# 141 – Xfer to Checking	\$1,900.00	
Balance in Money Market Account End of Meeting:			\$140,952.88

Money Market Account – Infrastructure Fund end of last meeting:		\$107,014.62	
12/31/15	Interest	\$11.49	
Adjusted Balance Forward:			\$107,026.11
01/31/16	Interest	\$11.79	
02/29/16	Interest	\$11.03	
Ending Money Market – Infrastructure Fun/d Balance:			\$107,048.93

Money Market Account – Pump Replacement end of last meeting:		\$20,249.74	
01/31/16	Interest	\$1.72	
02/29/16	Interest	\$1.60	
Ending Money Market – Pump Replacement Account Balance:			\$20,253.06

Checking Account Balance end of last meeting:		\$6,891.02	
02/08/16	Ck# 134 – Stone Gate (February bills) – Deposit	\$1,900.00	
Check #	Payee	Purpose	Amount
AUTO	Powder River Energy	3126125 12/9/15 – 1/10/16	\$256.02
AUTO	Powder River Energy	8443000 12/9/15 – 1/10/16	\$148.19
2115	Cathey Consulting	Inv. 3239 – Jan. Admin/Books/postage	\$401.96
2116	Hawkins, Inc.	Inv. 3829779 – Chlorine	\$10.00
2117	One-Call of Wyoming	Inv. 40393 – Locates/membership	\$50.50
2118	Water Guy, LLC	Inv. 2016-97 – Jan. Oper./Meters	\$936.50
		Inv. 2016-21 – pump house maintenance	\$93.00
TOTAL:			\$1,896.17

Checking Account Balance Prior to Current Meeting: \$6,894.85

Bills Paid At Meeting:			
Check #	Payee	Purpose	Amount
AUTO	Powder River Energy	3126125 1/10/16-2/9/16	\$263.47
AUTO	Powder River Energy	8443000 1/10/16-2/9/16	\$145.81
2119	Cathey Consulting	Inv. 3258 Election mailing	\$135.77
		Inv. 3290 – Feb. Admin/Books/Postage	\$400.49
2120	Hawkins, Inc.	Inv. 3842109 – Chlorine	\$10.00
2121	Water Guy, LLC	Inv. 2016-202 – Feb. water oper./meters	\$936.50
TOTAL:			\$1,892.04

03/14/16 Ck# 140 – Stone Gate (March bills) – Deposit \$1,900.00

Checking Account Balance End of Meeting: \$6,902.81

Receivables were reviewed.

IV. Unfinished Business

- a. Review customer / construction issues
 - i. No construction requests.
- b. Road Connecting to Red Hills – No action or update.
- c. Director Election (Schmitz (4 years), Terry (2 years) – March 22, 2016 – Helennane Cathey, David Daigle, and one other person will canvass ballots on Wednesday, March 23, 2016, 11:00 a.m. at the office of Cathey Consulting.
- d. Budget for 7/1/16 – 6/30/17 – The budget was reviewed and updated. There was discussion on a rate increase for Cathey Consulting starting July 1, 2016. Charlotte Terry moved to pay Cathey Consulting \$425 per month for 2017 for the bookkeeping services. Bobby Schmitz seconded. Motion carried unanimously. The consensus was to double the Board member salaries for the next fiscal year.

V. New Business –

- a. Magnets – There was discussion on sending magnets to landowners with contact information for board members, bookkeeping and Water Guy. Charlotte Terry moved to authorize Helennane Cathey to order magnets as soon as we have the election results and pay \$2 apiece plus postage to send them out to landowners. Bobby Schmitz seconded. Motion carried unanimously. Cards will be requested from Water Guy to send as well. Charlotte Terry will draft a newsletter to mail with the cards.
- b. The insurance renewal paperwork was completed.
- c. Officer Elections – The officer elections will be done in May.
- d. Bobby Schmitz reported that he has some of the bids back for road work and dust control. The consensus was to submit a County grant application from the bids when they are received. There was discussion on pulling in the shoulders a bit. Bobby Schmitz will talk to the County.

VI. Date for next meeting – Monday, May 9, 2016, 7:00 p.m.

VII. Meeting adjourn – Charlotte Terry moved to adjourn the meeting. Bobby Schmitz seconded. The meeting adjourned at 8:14 p.m.

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

MONDAY, MAY 9, 2016, 7:00 P.M. / REGULAR MEETING

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

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.

Respectfully submitted,

Helennane Cathey, Assistant to the Board of Directors, Stone Gate Estates Improvement & Service District

Dave Daigle, President (687-1785)

Charlotte Terry, Treasurer (670-2725)

Robert (Bobby) Schmitz, Secretary (686-0991)