

Stone Gate Estates Improvement & Service District
SPECIAL MEETING
MINUTES

Wednesday, March 29, 2017, 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

Dave Daigle called the special meeting to order at 7:00 p.m. The special meeting was scheduled for the purpose of working on the budget, acting on a petition to join the District by Tom Simons for developing lot(s), reviewing and deciding on a distribution meter and grant, reviewing and deciding on the agreement from DOWL and a County grant application, and reviewing and deciding on roads/dust control and grant.

I. Tom Simons / Petition for developing lot(s) (new subdivision) / Joining District

Dave Daigle reported that Tom Simons called him and asked to meet. They met and discussed a petition to join the District. He also had an estimate that it would cost him a minimum of \$14,000 to put crushed limestone on his road. He felt it was not economically feasible for him to join the District. Tom Simons contacted his attorney and drew up a road use and maintenance agreement which he presented to the District. The Board members reviewed the agreement. Dave Daigle had the District's attorney review it as well. The attorneys for Mr. Simons and the District discussed the agreement and made some changes per the District's attorney. The agreement was reviewed and discussed at this meeting. The agreement allows the District to collect an assessment through the County Assessor. The agreement needs to reflect the Board members' correct titles. There was discussion on the agreement and the timeline for it. There was discussion on whether or not the County can assess properties that are not in the District. There are two options for the District to collect fees for the use of the District's roads. The document would become attached to the two properties. The agreement says that these lots would pay 65% of the Stone Gate Estates I & S District's assessment.

Bobby Schmitz moved to accept the Road Use & Maintenance Agreement submitted to the Stone Gate Estates I & S District by Tom Simons for his Simple Simon Subdivision with the following additions – that the agreement be dated for this 29th day of March, 2017 on page 1 and that the agreement include for item 2 – pay a sum equal to 65% of the District road maintenance and water usage fee in the amount of \$80 per month and lot owners pay a sum equal to 65% of such assessed amount in exchange for the regular assessment levied, and the executed date will be the 29th day of March, 2017. The titles need to be corrected – Charlotte Terry is Treasurer and Bobby Schmitz is Secretary. Charlotte Terry seconded. Motion carried unanimously.

Helenanne Cathey will contact Tom Simons to schedule a time for him to stop and sign the agreement at the office of Cathey Consulting. Helenanne Cathey will notarize his signature and give him a copy of the agreement. The final agreement will be submitted to the County. In addition, Helenanne Cathey will provide Mr. Simon with an invoice and copy of Water Guy's bill to move the meter and get a check from him if possible for \$750.

II. Distribution Meter and County Grant Application

Charlotte Terry moved to accept the grant application as presented for the distribution meter. Bobby Schmitz seconded. Motion carried unanimously. Charlotte Terry moved to have the work completed by Black Cat or Water Guy depending on their availability after the grant is approved. Those were the two lowest bids. Bobby Schmitz seconded. Motion carried unanimously.

III. Roads / Dust Control and County Grant Application

Bobby Schmitz moved to accept the proposals for dust control for this fiscal year in the amount of \$12,000 and to submit the grant application for \$3,000 to help fund the dust control project. Charlotte Terry seconded. Dustbusters, Inc. is the low bid on the project and will complete the work in June or July. Motion carried unanimously.

IV. Agreement for DOWL and County Grant Application

Bobby Schmitz moved to table any further discussions and decision making on the DOWL proposal until we know more about the scope of the work. Charlotte Terry seconded. There was discussion. The Board is concerned about the cost and what would be gained from the work DOWL is proposing. The Board wants to understand better what exactly needs to be done. The District was under the impression that we needed a new tank and a mixing vault and

that we would need those to even hook up to the regional water system in order to use it for emergency purposes only. In reality, we don't need those things right now. The Board expressed appreciation to DOWL for submitting a bid when we really didn't know what we needed. We weren't able to define the scope of work at this time. Bobby Schmitz will talk to Mark Hines at DOWL regarding the agreement and explain that the District wants a little more time on this agreement. Motion carried unanimously to table the agreement.

V. Budget

The budget was reviewed and updated. A preliminary budget will be approved at the May meeting and submitted to the State and County by June 1st. A final budget will be adopted in July.

VI. Adjourn – Charlotte Terry moved to adjourn the meeting. Bobby Schmitz seconded. The meeting adjourned at 8:02 p.m.

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

REGULAR MEETING: MONDAY, MAY 8, 2017, 7:00 P.M.

***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.
- 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.waterguywvoming.com for a link and for other information.**

Respectfully submitted,

Helenanne 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)