

**Stone Gate Estates Improvement & Service District
Special Meeting
MINUTES
Wednesday, March 30, 2022, 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 9:06 a.m.

The special meeting was called for the purpose of working on the budget and discussing roads, rates and other budgetary items.

In the past, the District billed all homeowners for regional water whenever it was used by prorating the bill on a monthly basis based on meter readings for the corresponding time period. Since Water Guy will be taking over billing and collections, this will no longer be possible. Various pricing scenarios were reviewed and discussed. The annual assessment and water billing fees must cover the regional water costs if and when it is used. Helenanne Cathey explained ongoing issues with meter readings and her receiving meter readings, and Board members agreed it makes sense to switch to Water Guy doing the billing and receivables starting in April. Since Water Guy will not prorate out the City / regional water bills, the District's fees have to cover the costs of any regional water used each month. The consensus is to use the following billing structure each month instead of what is currently in place:

**\$3.09 per 1,000 over 20,000 gallons up to 50,000 gallons;
\$5.00 per 1,000 over 50,000 gallons up to 100,000 gallons;
\$10.00 per 1,000 over 100,000 gallons**

This structure has fewer tiers and maintains the 20,000 gallon base structure that was previously in place. Most people do not go over this quantity in winter months unless they have a leak or some other special circumstance. Regional water is currently billed to the district at \$3.01 per 1,000 gallons and it is anticipated to increase to \$3.09 in the next month or two. The District is setting the rate at \$3.09 per 1,000 gallons over 20,000 gallons simply to cover the cost of producing and/or buying water from the regional system. The other rates are comparable to what has been in place.

Due to rising costs on almost everything, the District is looking at an increase in the annual assessment of \$162 (\$150 for the main assessment going from \$1,200 to \$1,350 plus \$12 for regional water going from \$78 to \$90) for a total assessment of \$1,440. The two properties that pay just the road assessment will continue at 65% of the District assessment (now \$1,350) which will be \$877.50 each. This will be discussed further at the May and July meetings with a final approval during the budget hearing and regular meeting in July when the budget is adopted.

There was discussion on roads and the budget amount for roads as well as getting a grant application submitted for road work this spring. Any decision or approval for road work this spring will be done at the May meeting, but the grant application has a deadline of April 8th, so it will be submitted for rock, blading and shaping, and dust control as in past years.

Upcoming Meetings:

Special Meeting: Thursday, March 31, 2022, 9:00 a.m. at the office of Cathey Consulting for the purpose of authorizing Water Guy to take over billing starting April 1, 2022, with a monthly rate structure as follows and approving other fees such as a fee for checks returned for insufficient funds:

**\$3.09 per 1,000 gallons over 20,000 gallons up to 50,000 gallons
\$5.00 per 1,000 over 50,000 gallons up to 100,000 gallons
\$10.00 per 1,000 over 100,000 gallons**

**Regular Meetings: 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

Adjourn – Travis Given moved to adjourn the meeting. Jodi Schilling seconded. The meeting adjourned at 11:14 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.wateryvwyoming.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