

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, March 8, 2021, 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

Bobby Schmitz called the meeting to order at 7:05 p.m.

- I. Water System Update** – The water system information was reviewed. The water losses are still a little high, so a Board member will follow up with Water Guy to see what they think about the water loss.
- II. Minutes / Treasurer’s Report** – Travis Given moved to approve the minutes for the January 11, 2021, regular meeting as presented. Jodi Schilling seconded. Motion carried unanimously.
- III. Treasurer’s Report** – There was discussion on the bills. Jodi Schilling moved to accept the treasurer’s report and pay bills as presented and transfer \$10,000 from the money market to checking account. Travis Given seconded. Motion carried unanimously.

WyoStar I Account – Balance End of Last Meeting:	\$47,155.50	
12/31/20 Interest	\$11.04	
01/31/21 Interest	\$11.28	
02/28/21 Interest	NO STATEMENT YET	
Ending WyoStar Account Balance:		\$47,177.82

WyoStar II Account – Balance End of Last Meeting:	\$192,941.08	
12/31/20 Interest	\$289.11	
01/31/21 Interest	\$300.55	
02/28/21 Interest	NO STATEMENT YET	
Ending WyoStar II Account Balance:		\$193,530.74

Money Market Account Balance end of last meeting:	\$90,219.16	
01/11/21 Deposit – Assessm.	\$9,593.82	
01/22/21 Deposit	\$6.46	
01/29/21 Deposit	\$1.08	
01/31/21 Interest	\$10.23	
02/10/21 Deposit – Assessm.	\$1,965.21	
02/28/21 Interest	\$14.01	
03/05/21 Deposit	\$20.47	
03/08/21 Deposit – Insurance	\$6,119.51 (to replace sign/fence)	
03/08/21 Deposit – Assessm.	\$1,278.00	
Balance in Account Prior to Meeting:		\$109,227.95
03/08/21 Ck# 9044 Transfer to Checking	\$10,000.00	
Ending Money Market Account Balance:		\$99,227.95

Checking Account Balance end of last meeting: \$3,443.73
Bills Paid in February:

Check #	Payee	Purpose	Amount
AUTO PAY	Powder River Energy	Acct 3126125 1/1-2/1/21	\$298.54
AUTO PAY	Powder River Energy	Acct 8443000 1/1-2/1/21	\$156.88
2400	Bobby Schmitz	Reimburse – copy of accident report from Sher. Office	\$3.00
2401	Cathey Consulting	Inv. 5869 – Jan. Admin/Books/post.	\$603.30
2402	City of Gillette	Bill 1188575 – 1/4-2/1/21 Regional water/0 gal.	\$422.50
2403	Hawkins, Inc.	Inv. 4862319 – Chlorine	\$671.50
2404	Water Guy, LLC	Inv. 2021-63 – Jan. Oper../Meters	\$938.50

TOTAL:			\$3,094.22
Checking Account Balance Prior to Current Meeting:		\$349.51	
Bills Paid at Meeting:			
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO PAY	Powder River Energy	3126125 – 2/1 -	No bill yet.
AUTO PAY	Powder River Energy	8443000 – 2/1 -	No bill yet.
2405	Cathey Consulting	Inv. 5912 – Feb. Admin./Bookkeeping/Postage	\$603.30
2406	City of Gillette	Bill 1205333 – Regional water 2/1-3/1/21 0 gal	\$422.50
2407	Water Guy, LLC	Inv. 2021-179 – Feb. Water Oper./Meters	\$938.50
TOTAL:			\$1,964.30
01/11/21	Transfer from Money Market Account:	\$10,000.00	
Checking Account Balance End of Meeting:			\$8,385.21

Receivables were reviewed.

IV. Unfinished Business

- a. Review customer / construction issues – None
- b. Bobby Schmitz and Travis Given researched a notification system that will contact the District if we start to receive regional water. The Board talked to Duaine Faucett with Water Guy and will follow up with him. The regional connection is set up to automatically kick on if it is needed, and the Board just wants to be able to monitor that since it is fairly expensive to use regional water.
- c. Damaged sign – Bobby Schmitz reported that the individual that broke the sign was contacted. \$6,119 was received from the insurance company which is the cost to replace the broken sign and haul the old one off as well as replace about 10’ of fence.
 - i. An e-mail was received after the last meeting requesting that the District not pursue payment from the Victim’s compensation fund. Since insurance has provided payment, the District will not go to the Victim’s compensation fund as there is no need for it.
 - ii. An e-mail was received from a homeowner requesting that “covenants enforced” not be put on the new sign. There was discussion on the history of why that was included on the rock signs. When the signs were originally placed, there were some covenants issues that kept coming up that are clearly spelled out in the District’s covenants. Another subdivision (Rocky Point) has this on their sign, and it was a positive for that community. The consensus at that time was that it was a good reminder to homeowners, and it also served as a notice to people looking to purchase property in Stone Gate Estates. There was discussion among Board members. To stay consistent with the other signs and for the original intent, the consensus of the Board is to leave the “covenants enforced” on the sign. Bobby Schmitz will get the sign ordered.
- d. Road work for 2021 / County Grant Application – Bobby Schmitz wrote up the road project and received numerous quotes for the road work this year. The road upgrade project this year will include 3 specific tasks:
 - 1) Blading of the 4.75 miles of the Stone Gate I&S road system and repairs to several soft spots located within the subdivision.
 - 3) Addition of approximately 2000 tons of crushed limestone meeting a grading W road base specification to the 1.13 mile length of Stone Crest. It will be about 3.75” of rock.
 - 2) An application of magnesium chloride dust control product to the entire 4.85 miles of Stone Gate I&S road system.

Bobby Schmitz contacted road work contractors and County Road and Bridge regarding the potential of using crushed asphalt instead of limestone. The recommendation was that crushed asphalt be mixed 50% with another material – like crushed concrete. The repairs on this will be close to the cost of replacing asphalt surfaces. When the prices were reviewed, the cost was about \$6 a yard more than the W-Base limestone that we have been using in the past. Based on this additional cost and higher repair costs, Bobby Schmitz gathered bids for the W-Base limestone as has been used in the past.

The total project cost is estimated at \$60,226, with a County grant request of \$15,056.

Travis Given moved to approve the grant application as presented and authorize Melgaard Construction to proceed with gravel and blading and Dust Busters applying mag chloride after the grant has been approved by the County. Jodi Schilling seconded. Motion carried unanimously.

V. New Business

- a. Budget for 7/1/21 – 6/30/22 – The budget for the next fiscal year was reviewed and updated. Next year’s budget looks to be about the same as this year’s, with no change in rates anticipated. A preliminary budget will be approved at the May meeting, and the final budget will be approved at the July budget hearing and regular meeting.

VI. Date for next meeting – Monday, May 10, 2021, 7:00 p.m. (Regular Meeting)

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 – Jodi Schilling moved to adjourn the meeting. Travis Given seconded. The meeting adjourned at 7:50 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.wateryuywvoming.com for a link and for other information.**

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

Robert (Bobby), President (680-4920)

Travis Given, Treasurer

Jodi Schilling, Secretary