

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, November 14, 2022, 9:00 a.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette
Revised 1/5/23

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.

- a. One of the Board members reported that he had several messages from someone when there was a water leak this last summer, but because he was out of town, there were some delays with Water Guy getting the issue resolved immediately. Duaine Faucett asked that the Board remind everyone that Water Guy is the water operator, meter reader and now does the billing and receivables for the District. Water Guy is available at 307-299-3544 to answer questions or address concerns that people may have about the water system. **If anyone has any issues – water quality, low water pressure, no water, etc., please call Water Guy at 307-299-3544 or 307-299-9911. Water Guy provides 24/7 service so you can also reach them after regular hours for emergencies.**

When fixing the leak, Water Guy had to shut the valve off at the tank which shut off water to everyone until the repair was done. The tanks also were empty at one point this past month – early morning, and there was no water. Water Guy worked on it right away and got it fixed. It may have been the same issue that caused the empty tanks.

- b. E-mail from Cheyenne at Water Guy: “Hey just wanted to send out an fyi regarding non payment water turn off/ons. We have a lot of homeowners that choose to pay towards the end of the day after their water has been shut off and it requires our water operators to go out after hours to turn them on. We have not been charging our after hours rate for this, however, it pulls them away from their personal time so going forward, for anyone who has been shut off for non payment and they pay after 4:00pm, we will offer an option to pay an extra \$50 for us to come out that night/weekend if it's a weekend, to turn the water back on or they can wait until the next business day. We will be charging after hours labor on our invoices so we want to ensure the subdivision is paid back for that charge.”

Shut Offs – Water Guy’s procedures will shut people off at 90 days if a water bill is not paid in full. The District implemented a shut off/turn on fee, and Water Guy follows their shut off procedure for nonpayment of the water overage bills.

II. Minutes / Treasurer’s Report – Travis Given moved to approve the September 12, 2022, regular meeting minutes. 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 transfer \$20,000 from the money market to checking account. Jodi Schilling seconded. Motion carried unanimously.

WyoStar I Account – Balance End of Last Meeting:	\$47,449.94
08/31/22 Interest	\$70.27
09/30/22 Interest	\$77.97
10/31/22 Interest	NO STATEMENT YET
Ending WyoStar Account Balance:	\$47,598.18

WyoStar II Account – Balance End of Last Meeting:	\$246,855.75
08/31/22 Interest	\$423.37
09/30/22 Interest	\$532.85
10/31/22 Interest	NO STATEMENT YET

Ending WyoStar II Account Balance: **\$247,811.97**

Money Market Account Balance end of last meeting:	\$64,157.30
9/1-9/12/22 Deposits – Water	\$292.21
Adjusted Balance Forward	\$64,449.51
9/13-9/30/22 Deposits	\$5,209.34
09/26/22 Check returned for insufficient funds	\$65.96
09/30/22 Interest	\$20.81
10/1-10/31/22 Deposits - Water	\$3,879.30
10/07/22 Xpress Bill Pay	\$3,108.61
10/31/22 Interest	\$47.00
11/07/22 Xpress Bill Pay	\$1,872.98
11/09/22 Deposit – Assessments	\$17,296.23
Balance in Account Prior to Meeting:	\$95,817.82
11/14/22 Ck# 9055 – Transfer to Checking	\$20,000.00
Balance in Account End of Meeting:	\$75,817.82*

***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:	\$13,680.40		
Bills Paid in October (after last meeting):			
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO PAY	Powder River Energy	Acct 3126125 9/1-10/1/22	\$122.67
AUTO PAY	Powder River Energy	Acct 8443000 9/1-10/1/22	\$1,550.03
2507	Cathey Consulting	Inv. 6751 – Sept. Admin/Books/post.	\$600.00
2508	City of Gillette	Bill 1527443 – 9/1-10/4/22 Regional water/213,000 gal.	\$1,114.20
2509	One-Call of Wyoming	Inv. 65004 – July-September Locates	\$22.50
2510	Postmaster	Annual box fee	\$198.00
2511	Water Guy	Inv. 2022-939 – Sept. Oper./Meters/Billing	\$1,679.60
		Inv. 2022-966 – Shut off/turn on	\$180.00
TOTAL:			\$5,467.00
Checking Account Balance Prior to Meeting:			\$8,213.40

Bills Paid at This Meeting:			
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO PAY	Powder River Energy	Acct 3126125 10/1-11/1/22	\$546.47
AUTO PAY	Powder River Energy	Acct 8443000 10/1-11/1/22	\$98.16
2512	Cathey Consulting	Inv. 6805 – Oct.. Admin/Books/post.	\$600.00
2513	City of Gillette	Bill 1544475 – 10/4-11/2/22 Regional water/205,000 gal.	\$1,120.95
2514	Hawkins, Inc.	Inv. 6310560 – Chlorine	\$453.76
2515	Melgaard Construction	Inv. 39188 – 10/6-10/7/22 Blade roads	\$3,040.00
2516	Water Guy	Inv. 2022-1064 – Oct. Oper./Meters	\$1,679.60
		Inv. 2022-1001 – Fix leak at 5605 Stone Place	\$2,374.74
		Inv. 2022-1100 – Shut off/turn on water	\$435.00
2517	William Hopson	Refund credit balance upon selling of property	\$87.49
TOTAL:			\$10,436.17
11/14/22	Transfer from Money Market Account:		\$20,000.00
Checking Account Balance End of Meeting:			\$17,777.23

Receivables were reviewed.

IV. Unfinished Business

- a. Review customer / construction issues - None
- b. No update on installing a system that will notify the District when the regional water kicks on. There don't seem to be any issues when the regional water kicks on, and the rates have been adjusted which should cover the costs if regional water is on for an extended period of time.
- c. Road work – Blading was done, and there was discussion on the roads. The roads appear to be holding up well going into winter.

V. New Business

- a. Bobby Schmitz will request Duaine Faucett provide an update on tank coating at the next meeting.
- b. Water quality was discussed.

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

2023 Meetings:

Mon., Mar. 13, 2023, 9:00 a.m. / 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 – Jodi Schilling moved to adjourn the meeting. Travis Given seconded. The meeting adjourned at 9:34 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,
Helennane Cathey, Assistant to the Board of Directors

Robert (Bobby) Schmitz, President (680-4920)

Travis Given, Treasurer

Jodi Schilling, Secretary