

**Bennor Estates Improvement & Service District  
Regular Meeting  
MINUTES**

**Tuesday, April 1, 2025, 12:00 p.m., 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Katie Balamut, Lynne Gray, Jason Snyder

OTHERS PRESENT: Helenanne Cathey

Lynne Gray called the meeting to order at 12:02 p.m.

- I. **Water System Review** – The water system information, billing and receivables balances were reviewed.
- II. **Minutes / Treasurer’s Report** – The minutes and financial information and reports were reviewed. Katie Balamut moved to approve the minutes for the regular meeting on March 4, 2025, accept the Treasurer’s report, pay bills, and transfer \$2,000.00 from the savings to the checking account. Jason Snyder seconded. Motion passed by consensus.

Account balances:			
Reserve Fund (Balance from Last Meeting Minutes):		\$119,303.98	
03/31/25 Interest		No statement yet.	
<b>Reserve Fund Balance:</b>			<b>\$119,303.98</b>
Savings Account (Balance from Last Meeting Minutes):		\$61,102.49	
No reports yet from Water Guy.			
03/31/25 Interest		No statement yet.	
<b>Savings Balance:</b>			<b>\$61,102.49*</b>
04/01/25 Ck# 1224 Transfer to Checking	\$2,000.00		
<b>Savings Balance End of Meeting:</b>			<b>\$59,102.49*</b>
<i>*Includes deposits through the end of the prior month but not since that date to the current date, except for the Xpress bill pay monthly deposit.</i>			
Checking Account (Balance from Last Meeting Minutes):		\$4,795.76	
AUTO Powder River En. – Acct 9650701-2/1-3/1/25 electricity		\$391.27	
<b>Checking Balance Prior to Meeting:</b>			<b>\$4,404.49</b>
Bills Paid at Current Meeting:			
AUTO City of Gillette –			No bill yet.
AUTO Powder River En. – Acct 9650701-3/1-4/1/25 electricity			No bill yet.
Ck# 1766 Cathey Consulting – Inv. 8027 – Mar. Adm./Books			\$472.50
Ck# 1767 Water Guy – Inv. 2025-251 – Mar. Water/Billing			\$1,117.30
<b>TOTAL BILLS:</b>			<b>\$1,589.80</b>
Transfer from Savings	\$2,000.00		
<b>Checking Account Balance at End of Meeting:</b>			<b>\$4,814.69</b>

- III. **Unfinished Business**
  - a) Backup Generator / County grant – No update.
  - b) The County approved a grant for \$5,532.91, which is 33% of the cost for work on Jocelynn (because the street is travelled by people from a subdivision outside of the District) and 25% for the remaining dust control and blading/material for a total project cost of \$20,492.26. The grant agreement was signed. Katie Balamut moved to authorize proceeding with the road work. Jason Snyder seconded. Motion passed by consensus.
  - c) Budget for 7/1/25 – 6/30/26 – The proposed budget was approved 3/4/25. The budget hearing will be Tuesday, July 15, 2025, 12:00 p.m. The following legal ad will run in the Gillette News-Record on July 1, 2025:

**LEGAL NOTICE OF PUBLIC BUDGET HEARING  
BENOR ESTATES IMPROVEMENT & SERVICE DISTRICT**

Benor Estates Improvement and Service District will hold a public hearing to review the 7/1/25 – 6/30/26 budget followed by the regular District meeting to adopt the budget and conduct regular business at the office of Cathey Consulting at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming, (City Hall Mall / K2 Technologies Building – entrance is on 4<sup>th</sup> Street across from Arrow Printing) on July 15, 2025, at 12:00 p.m. Budget Summary:

Administrative \$7,120 / Indirect \$1,800 / Operations & Misc. \$133,883 / To Reserves \$11,407  
/ Revenue and Rollover: \$154,210

There is no change in rates or assessments other than the overage rate adjusted to match the City's rate when that rate changes. A copy of the budget is available at [www.catheyconsulting.net](http://www.catheyconsulting.net) with the Benor Estates Improvement & Service District meeting minutes for March 4, 2025.

To contact the District or for special accommodations for the hearing, call Cathey Consulting at 307-685-8235.

**IV. New Business**  
a) None

There was an opportunity for public comment. There were no public comments.

Lynne Gray adjourned the meeting at 12:08 p.m.

**Next Meeting: Tuesday, May 20, 2025, 12:00 p.m. at the office of Cathey Consulting.**

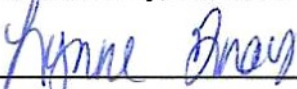
2025 Meetings:

Tues., May 20, 2025, 12:00 p.m./Tues., June 17, 2025, 6:30 p.m./

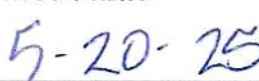
Tues., July 15, 2025, 12:00 p.m.(Budget Hearing)


**MEETINGS ARE HELD MONTHLY, GENERALLY ON A TUESDAY, AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106 (K2 TECHNOLOGIES BUILDING) – ENTRANCE IS ON 4<sup>TH</sup> STREET, GILLETTE.**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

Lynne Gray, President / Jason Snyder, Vice President / Katie Balamut, Secretary/Treasurer