

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

**Tuesday, May 20, 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, Dennis Voight, Susan Voight

Lynne Gray called the meeting to order at 12:00 p.m.

Susan and Dennis Voight came to the meeting to talk about the fiber optic line that is being installed in the District (Wired and Anco are the two companies that have been doing the construction). They are concerned that Anco doesn't have permits to do anything in the District and that they aren't doing what they are supposed to be doing. They have contacted County Road and Bridge and Clark at the County Public Works office (County Engineer). They are concerned that the company installed the lines on the same side of the road as the water line, and they didn't think anything else was supposed to be installed with the water line. They understood that the fiber line should have been installed on the other side of the road along with the other utilities. The easement is 30' from the center of the road to either side and Voights are concerned that the contractor isn't working within the easement. Their biggest concern are 1) Encroachment on their private property without permits; there was no notification that the company was coming and installing the line; and 2) Remediation / They have a big hump in their yard, and the company that installed the line said a third party would come in and do the reclamation. They don't want rye grass planted in the ditch.

The Board explained that the District doesn't issue permits or authorize anyone for work in the easements of the road or for anything in the District. The County is the entity that would issue permits. The District maintains the road and drainage. The roads are public roads and that means anyone can use the roads.

Jason Snyder reported that, from what he has seen, there are some areas where the contractor did a great job, and there are places where they left a mess, but they aren't done. Lynne Gray reported that the contractor has left a mess at her place, but she understands that they aren't finished with the project yet and that they should be coming back to clean it up.

Board members will follow up on the issues that were raised and reach out to County Road and Bridge and Public Works. The Board can advocate for homeowners, but the District doesn't have much authority on the issues raised.

**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 April 1, 2025, accept the Treasurer's report, pay bills, and transfer \$4,000.00 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                      | \$105.13   |                     |
| 04/30/25   | Interest                      | \$103.09   |                     |
| <b>Reserve Fund Balance:</b>                         |                               |            | <b>\$119,512.20</b> |
| Savings Account (Balance from Last Meeting Minutes): |                               |            | \$59,102.49         |
| 03/31/25   | Interest                      | \$53..72   |                     |
| 04/05/25   | Deposit – Xpress bill pay     | \$222.46   |                     |
| 04/10/25   | Deposit – Assessments         | \$2,614.86 |                     |
| 04/30/25   | Interest                      | \$50.05    |                     |
| 05/10/25   | Deposit – Assessments         | \$2,640.00 |                     |
| <b>Savings Balance:</b>                              |                               |            | <b>\$64,683.58*</b> |
| 05/20/25   | Ck# 1225 Transfer to Checking | \$4,000.00 |                     |
| <b>Savings Balance End of Meeting:</b>               |                               |            | <b>\$60,683.58*</b> |

*\*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.*

|  |            |                   |
|--|------------|-------------------|
| Checking Account (Balance from Last Meeting Minutes):                | \$4,814.69 |                   |
| AUTO City of Gillette – Inv. 2024661 – Water 3/3-4/1/25 191,000 gal. | \$942.69   |                   |
| AUTO Powder River En. – Acct 9650701-3/1-3/31/25 electricity         | \$416.38   |                   |
| <b>Checking Balance Prior to Meeting:</b>                            |            | <b>\$3,455.62</b> |
| <b>Bills Paid at Current Meeting:</b>                                |            |                   |
| AUTO City of Gillette – Inv. 20594341 Water 4/105/1/25 226,000 gal.  | \$1,050.84 |                   |
| AUTO Powder River En. – Acct 9650701-3/31-5/1/25 electricity         | \$433.25   |                   |
| Ck# 1768 Cathey Consulting – Inv. 8074 – Apr. Adm./Books             | \$472.50   |                   |
| Ck# 1769 Strand’s Lawn Care – Inv. INV-305 3/19/25 snowplow pickup   | \$115.00   |                   |
| Ck# 1770 Water Guy – Inv. 2025-379 – Apr. Water/Billing \$1,117.30   | \$1,954.67 |                   |
| - Inv. 2025-455 – Locates 2/14/25-3/27/25                            | \$837.37   |                   |
| <b>TOTAL BILLS:</b>  |            | <b>\$4,026.26</b> |
| Transfer from Savings  | \$4,000.00 |                   |
| <b>Checking Account Balance at End of Meeting:</b>                   |            | <b>\$3,429.36</b> |

**III. Unfinished Business**

- a) Backup Generator / County grant – No update.
- b) Road Work for 2025 –
  - 1) Add up to \$5,000 of crushed concrete/asphalt for thin spots / blade all of the roads / add dust control (project estimate \$20,492.26).
  - 2) County grant approved for \$5,532.91 (County increased the grant request amount to 33% instead of 25% for work on Jocelynn due to the traffic on that road that comes from a subdivision outside of the District)
- c) Budget for 7/1/25 – 6/30/26 – Proposed budget approved 3/4/25. Budget hearing Tuesday, July 15, 2025, 12:00 p.m.

**IV. New Business**

- a) Water Guy memo regarding 0 usages (meter readings) – Water Guy will not investigate 0 usages unless requested by the Board.

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

Lynne Gray adjourned the meeting at 1:02 p.m.

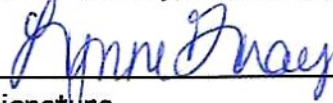
**Next Meeting: Tuesday, June 17, 2025, 6:30 p.m. at the office of Cathey Consulting.**

2025 Meetings:

Tues., June 17, 2025, 6:30 p.m./ Tues., July 15, 2025, 12:00 p.m.(Budget Hearing)

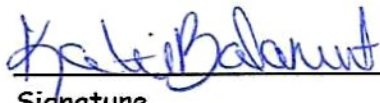
**MEETINGS ARE HELD MONTHLY, GENERALLY ON A TUESDAY, AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106 (K2 TECHNOLOGIES BUILDING) – ENTRANCE IS ON 4<sup>TH</sup> STREET, GILLETTE.**

Respectfully submitted,  
 Helennane Cathey, Assistant to the Board

  
 Signature

Lynne Gray  
 Printed Name

6-17-25  
 Date

  
 Signature

Katie Balamut  
 Printed Name

6-17-2025  
 Date

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