

**Stone Gate Estates Improvement & Service District**  
**Regular Meeting**  
**MINUTES**  
**Monday, May 12, 2025, 9:00 a.m.**  
**Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

**BOARD MEMBERS PRESENT:** Travis Given, Bobby Schmitz, Tim Volk  
**OTHERS PRESENT:** Helenanne Cathey

Bobby Schmitz called the meeting to order at 9:11 a.m.

- I. Water System Update** – The water system information was reviewed and discussed. An e-mail was sent to Water Guy after the last meeting regarding high usages on account 1715.01. Bobby Schmitz reported that he contacted Cheyenne at Water Guy, and she reported that Water Guy contacted the homeowner, and the homeowner reported that they did have a leak and have fixed the leak.

Travis Given reported that he received well data and the log on the well that may need to be plugged and abandoned. Duaine Faucett advised that the District will have to prove production from the well or plug and abandon it. Travis Given is working on getting quotes for plugging and abandoning the well. There was discussion on leaving the well in place in the event that the District needs a water well down the road. There is a possibility it could be rehabilitated.

- II. Minutes / Treasurer’s Report** – Travis Given moved to approve the March 10, 2025, regular meeting minutes as presented. Tim Volk seconded. Motion carried unanimously.

- III. Treasurer’s Report** – The financial information and accounts receivable balances were reviewed. Travis Given moved to accept the Treasurer’s Report, pay bills and transfer \$10,000.00 from the money market to checking account. Tim Volk seconded. Motion carried unanimously.

<b>RESERVES WyoStar I Account – Balance End of Last Meeting:</b>	\$52,291.97
02/28/25 Interest	\$162.06
03/31/25 Interest	\$181.63
04/30/25 Interest	No statement yet.
(Minimum deposit \$1,000)	
<b>Ending WyoStar Account Balance:</b>	<b>\$52,635.66</b>
<b>RESERVES WyoStar II Account – Balance End of Last Meeting:</b>	\$259,442.60
02/28/25 Interest	\$1,613.04
Interest / Investment return now posted quarterly (Minimum deposit \$25,000)	
<b>Ending WyoStar II Account Balance:</b>	<b>\$261,055.64</b>
Money Market Account Balance end of last meeting:	\$95,361.36
3/1-3/10/25 Deposits – Water	\$20.00
Adjusted Balance Forward:	\$95,381.36
3/11-3/31/25 Deposits – Water	\$2.87
03/31/25 Interest	\$85.22
4/1-4/30/25 Deposits – Water	\$25.68
04/05/25 Deposit – Xpress bill pay	\$430.68
04/30/25 Interest	\$78.77
<b>Balance in Account Prior to Meeting:</b>	<b>\$96,004.58</b>
05/12/25 Ck# 9072 – Transfer to Checking:	\$10,000.00
<b>Balance in Account End of Meeting:</b>	<b>\$86,004.58</b>

**\*Balance does not reflect any water overage payments since the end of the prior month**

Checking Account Balance end of last meeting: \$18,717.39

March Bills:

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2025746 2/4-3/4/25 Regional water/0 gal.	\$487.50
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 2/1-3/1/25 \$260.74	\$452.85
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 2/1-3/1/25 \$192.11	\$192.11

April Bills

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2043109 3/4-4/2/25 Regional water/0 gal.	\$487.50
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 3/1-4/1/25 \$271.37	\$434.35
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 3/1-4/1/25 \$162.98	\$162.98
2656	Cathey Consulting	Inv. 8060 – Mar. Admin/Books/post.	\$630.00
2657	C N A Surety	Bond / Board 5/12/25 – 5/12/26	\$105.00
2658	Hawkins, Inc.	Inv. 7013570 – Chlorine	\$10.00
2659	One-Call of Wyoming	Inv. 75194 – March Locates	\$4.20
2660	Water Guy	Inv. 2025-296 – Mar. Oper../Meters/Billing	\$1,690.10

TOTAL:

Checking Account Balance Prior to Meeting: \$14,415.89

Bills Paid at This Meeting:

Check #	Payee	Purpose	Amount
AUTO PAY	Powder River Energy	Acct 3126125 4/1-5/1/25 \$345.36	\$495.59
AUTO PAY	Powder River Energy	Acct 8443000 4/1-5/1/25 \$150.23	\$150.23
AUTO PAY	City of Gillette	Regional Water Bill 4/2-5/2/25 22,000 gallons	\$555.48
2661	Cathey Consulting	Inv. 8107 – Apr., Admin/Books/Compliance/postage	\$630.00
2662	Hawkins, Inc.	Inv. 7036421 – Chlorine	\$20.00
2663	Water Guy	Inv. 2025-435 – Apr. Oper../Meters/Billing \$1,690.10	\$2,100.08
		Inv. 2025-472 – Locates 3/26-3/27/25 \$409.98	\$409.98

TOTAL:

Transfer from Money Market: \$10,000.00

Checking Account Balance End of Meeting: \$20,614.74

IV. Unfinished Business

- a. Review customer / construction issues - None
- b. 2025 road project – blade and dust control all roads / rock on Stone Lake and soft spots where needed –
  - i. Estimated cost \$75,300 (this included rock)
  - ii. Grant application was submitted to the County for \$18,825, but the County ran out of money so the grant application will have to wait until July.

The consensus is to not add rock on the roads at this time. The consensus is to not add rock to Stone Lake this year. The road project will consist of blading and dust control this year. Rock should be done on Stone Lake next year.

Bobby Schmitz reported that he met with Melgaard and a landowner on Stone Trail who is concerned about the pot holing on Stone Trail. They discussed how to improve the road. There is a machine that Melgaard Construction has that can grind up the road. The District had Melgaard use that machine on one of the District's roads a few years ago, but no one was happy with the result of that. Melgaard is doing some boring in the road to test the material and recommends trying a test section on Stone Trail – maybe a 200 to 300 yard stretch.

- c. Budget for 7/1/25 – 6/30/26 – The proposed budget was approved 3/10/25. The following legal ad will run in the Gillette News-Record on July 1, 2025:

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

Stone Gate 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 14, 2025, at 9:00 a.m. The budget is summarized below:

Administrative \$10,400 / Indirect \$3,355 / Operations & Capital/Emergency \$259,888 /  
To Reserves: \$50,000  
Revenue & Rollover \$323,643

The annual assessment (\$1,440 per lot) and meter reading billing are anticipated to stay the same. The complete proposed budget is available online at [www.catheyconsulting.net](http://www.catheyconsulting.net) – Stone Gate meeting minutes for 03/10/25. To contact the District or to request special accommodations for the hearing, call Cathey Consulting at 307-685-8235.

**I. New Business**

- a) A letter was received from Water Guy that explained that they do not investigate 0 usages unless requested by the Board.
- b) An e-mail was received from a homeowner asking if anyone knows what the flagging and markers are for on Stone Gate Avenue. A couple of contractors are installing fiber for Spectrum and Visionary. Bobby Schmitz talked to a contractor, and the contractor reported that they will do reclamation in the ditches when they are done, including reseeding.
- c) Annual election of officers – Tim Volk moved to keep the same slate of officers for the year (Bobby Schmitz, President / Travis Given, Treasurer / Tim Volk, Secretary). Travis Given seconded. Motion carried unanimously.
- d) The Board reviewed and signed the WyoStar paperwork for Board members to complete online transactions.
- e) A landowner inquired about parking a semi on their lot. There was discussion on covenants and the consensus is to send a letter to the landowner referencing the covenants for Stone Gate Estates which do not allow the running of a business out of any of the properties in the subdivision. As long as they aren't running a business out of the property it shouldn't be a problem.

**V. Upcoming Meetings – Monday, July 14, 2025, 9:00 a.m. (Budget Hearing and Regular Meeting)**

2025 Meetings:

Mon., July 14, 2025, 9:00 a.m. (Budget Hearing and Regular Meeting)

Mon., Sep. 8, 2025, 9:00 a.m. Mon., Nov. 10, 2025, 9:00 a.m.

MEETINGS ARE NORMALLY HELD ON THE 2<sup>ND</sup> MONDAY OF EVERY OTHER MONTH

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106

(K<sup>2</sup> Technologies Building, Suite 106) – Entrance is on 4<sup>th</sup> Street

**VI. Meeting adjourn** – Tim Volk moved to adjourn. Travis Given seconded. The meeting was adjourned at 9:54 a.m.

**NOTES:** The board reminds homeowners of the following:

- a. 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.
- b. 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.
- c. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- d. 3/27/23 – Any Board member authorized to call a contractor out to plow snow if needed.
- 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](http://www.wateryuywyoming.com) for a link and for other information.
- f. Minutes will be distributed to the email list and online after the Board has approved the minutes at meetings. Draft minutes will not be e-mailed or posted online.
- g. Annual Reserves Transfer for 24-25 - \$29,824.78 was the overages for 23-24, but due to well repair expenses, no transfer will be done to reserves in 24-25.

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

Bobby Schmitz  
Signature

[Signature]  
Signature

Bobby Schmitz  
Printed Name

Tim Volk  
Printed Name

7/14/25  
Date

7/14/25  
Date

Robert (Bobby) Schmitz, President (680-4920) / Travis Given, Treasurer / Tim Volk, Secretary