

**Wild Horse Creek Improvement & Service (South) District  
Regular Meeting  
Minutes  
Wednesday, May 7, 2025, 5:00 p.m.  
Office of Cathey Consulting, 400 S Gillette Ave., Suite 106, Gillette**

BOARD MEMBERS PRESENT: Kim Holland, Mary Kindt  
 BOARD MEMBERS NOT PRESENT: Kristina Roswadowski  
 OTHERS PRESENT: Helenanne Cathey, Wesley Terrell, Lorraine Terrell,  
 Travis Hurm

Mary Kindt called the meeting to order at 5:00 p.m.

- I. **Minutes** – Kim Holland moved to approve the minutes for the regular meeting on March 5, 2025, as presented. Mary Kindt seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The financial information was reviewed. Kim Holland moved to accept the Treasurer’s Report and pay bills as presented and as listed below. Mary Kindt seconded. Motion carried unanimously.

Mary Kindt reported that she talked to Cooper DeBusk with Moon Ridge Improvement & Service District, and she explained that 67% of the traffic on a section of the road in Wild Horse Creek ISD comes from the north side of the interstate (people in Moon Ridge ISD). The Moon Ridge District has talked about putting rock down on the road from under the interstate for about 100 feet or so – the part of the road that no one in Wild Horse drives at all. The J Finch Dirtworks invoice included \$910 for the section of road from the mailboxes to the intersection and from there going north on North Sage Hills Road to the interstate. This will be submitted to the County for 50% reimbursement. A bill will be sent to Moon Ridge for half of the remaining \$455 that Wild Horse is paying. Hopefully, they will pay it.

<b>Money Market Account Balance Summary:</b>		
<b>Balance Forward (from last meeting minutes)</b>		<b>\$2,166.77</b>
03/31/25	Interest	\$0.83
04/30/25	Interest	\$0.80
<b>Money Market Account Balance Prior To / End of Meeting:</b>		<b>\$2,168.40</b>

<b>Checking Account Balance Summary:</b>		
<b>Balance Forward (from last meeting minutes)</b>		<b>\$11,419.70</b>
03/10/25	Deposit – Assessments	\$312.13
<b>Balance Prior to Meeting:</b>		<b>\$11,731.83</b>

<b>Bills Paid:</b>			
Ck#	Payee	Description	Amount
1271	Cathey Consulting	Inv. 8062 – Mar. books/postage \$231.00	\$462.00
		Inv. 8109 – Apr. books/postage \$231.00	
1272	J Finch Dirt Works	Inv. 098908 – Cut washboard, pull shoulders & recrown all roads to 3%	\$2,210.00
1273	Local Gov’t Liab. Pool	Inv. 15863 – Liab. & Dir. & Officers Insurance	\$600.00
<b>TOTAL BILLS:</b>			<b>\$3,272.00</b>
<b>Balance After Bills:</b>			<b>\$8,459.83</b>

Customers / Receivables Balance – Assessments \$12,300.00

**III. Unfinished Business**

- a. Letter to new people in the District (discussed at the January, 2025, meeting – explaining the \$600 assessment includes \$365.23 for the loan payments which leaves \$234.77 for road maintenance). No update. (Saunda Phillips is working on the letter.)

- b. Board members to meet with Moon Ridge Improvement & Service District regarding their helping with the costs on the section of road that Moon Ridge residents all drive. (Mary Kindt talked to Cooper DeBusk who is the President of the Moon Ridge ISD.)  
 11/6/24 meeting: The total cost for the portion that both Wild Horse and Moon Ridge residents drive is \$15,150.60, minus \$7,575.30 from the County Grant (50% reimbursement) leaves \$3,787.65 for each District. There was discussion on asking Moon Ridge to pay \$4,000 every other year, which would allow this project to be done every other year with everyone paying their share. There was discussion on also asking Moon Ridge if they would blade the road once in the spring and once in the fall.
- c. Dead End, Stop Ahead and Speed Limit signs posted – Signs will be put up when possible.
- d. Road project – County grant approved September 6, 2023 – Extended completion date (due date for all invoices and completion report): June 30, 2025. Work was done in October, 2024, after adequate moisture was received. The contractors' prices did not increase from the original quote which was received over a year prior.  
 Melgaard Construction – 333.77 tons of W Base \$10,013.30  
 J Finch Dirt Works - \$4,050.00  
 J Finch Dirt Works - \$5,720.00  
 Total: \$19,783.30  
 The first pay request for the grant was \$8,733.43.  
**May 7, 2025 – Pay Request 2 was signed for J Finch Dirt Works – Blading in April \$2,210.00 / grant request \$455.00 (50% of \$910) + \$325 (25% of remainder) for a total of \$780.**  
**Grant remaining \$10,140.32**
- At this meeting there was discussion on having J Finch Dirt Works blade the roads again and make an assessment on where rock is needed. There was discussion on sections of road that need rock. The consensus is that Mary Kindt will work with the contractor and schedule blading and determine an appropriate amount of rock for the roads, staying within the District's budget.**
- e. Other Projects / Items: On hold
1. Fire Department / Fire Station / Information (Research what amount insurance costs might decrease if there were a fire station in the area.) – After the recent fires, there was discussion on at least getting some equipment left out by the District. They may want it stored in at least a three-sided building. There are a number of people who have equipped themselves with some fire-fighting equipment. Board members will try to meet with fire department personnel about having a brush rig in the District during the summer months.
  2. Mailboxes (7 mailbox units and 2 parcel units) – On hold as of July 10, 2013, regular board meeting.
- f. Budget for 7/1/25 – 6/30/26 – The budget hearing is July 2, 2025. Kim Holland moved to approve the proposed budget for 7/1/25 – 6/30/26. Mary Kindt seconded. Motion carried unanimously. The proposed budget is attached to these minutes. The following legal ad will run in the Gillette News-Record on June 17, 2025:

**LEGAL NOTICE OF PUBLIC BUDGET HEARING  
 WILD HORSE CREEK (SOUTH) IMPROVEMENT & SERVICE DISTRICT**

The Wild Horse Creek (South) 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 Wednesday, July 2, 2025, 5:00 p.m. at the office of Cathey Consulting at 400 South Gillette Avenue, Suite 106 (K2 Technologies Building – entrance is on 4<sup>th</sup> Street across from Arrow Printing). Budget summary:

Expenses: Administrative \$3,800 / Indirect \$626 / Operations/Misc. \$42,579 / Loan Payments \$17,166  
Revenue / Carryover: \$64,171

The annual assessment will remain at \$600 per lot. The budget can be reviewed in its entirety at [www.catheyconsulting.net](http://www.catheyconsulting.net). To contact the District or for special accommodations for the hearing, call Helenanne Cathey at 307-685-8235.

**IV. New Business**

- a. The Local Government Liability Pool renewal application was submitted online as required. The Board reviewed and signed the renewal application.

Mary Kindt moved to adjourn. Kim Holland seconded. The meeting was adjourned at 5:47 p.m.

**No one is authorized to work on the roads except the County without board approval. Anyone that does any work on the roads or uses heavy equipment that causes damage to the roads without board authorization will be prosecuted for destruction of property.**

Upcoming regular meetings (generally the first Wednesday of every other odd month at 5:00 p.m.):

Wed., July 2, 2025, 5:00 p.m. (Budget Hearing and Regular Meeting)

Wed., Sep. 3, 2025, 5:00 p.m. / Wed., Nov. 5, 2025, 5:00 p.m.

Meetings are at the office of Cathey Consulting, LLC, 400 South Gillette Avenue, Suite 106, Gillette.

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

Kimberlee Holland  
Signature

Kimberlee Holland  
Printed Name

7/2/25  
Date

Mary T Kindt  
Signature

MARY T Kindt  
Printed Name

7-2-25  
Date

Mary Kindt, President / Kristina Roswadowski, Vice President / Kimberlee (Kim) Holland, Secretary/Treasurer

Budget - Wild Horse Creek South ISD - 7/1/25 - 6/30/26				
Budget Hearing: Wednesday, July 2, 2025, 5:00 p.m. at the office of Cathey Consulting / PO Box 3502, Gillette, WY 82717				
	Actual (F32)	Budget	Actual (EST)	Budget
	7/1/23 - 6/30/24	7/1/24 - 6/30/25	7/1/24 - 6/30/25	7/1/25 - 6/30/26
<b>CASH CARRYOVER</b>	24,310	25,909	25,804	22,796
<b>Revenue</b>				
Assessments (47 lots X \$600)	28,200	28,200	28,200	28,200
Assessments - Interest	63	75	65	75
Customer and other billing	3,100	3,100	3,100	3,100
Grants - County		19,654	9,188	10,000
Interest from bank	21	0	10	0
<b>TOTAL REVENUE</b>	<b>31,384</b>	<b>51,029</b>	<b>40,563</b>	<b>41,375</b>
<b>TOTAL REVENUE PLUS CASH CARRYOVER</b>	<b>55,694</b>	<b>76,938</b>	<b>66,367</b>	<b>64,171</b>
<b>Expenditures</b>				
Capital Expenditures				
Administrative	2,842	3,500	3,760	3,800
Operations	5,133	55,646	21,993	19,783
Operations - Cash Carryover				22,796
Indirect	726	626	726	626
Debt Principal	9,698	10,203	8,731	10,203
Interest on debt	7,468	6,963	8,435	6,963
<b>TOTAL EXPENDITURES</b>	<b>25,867</b>	<b>76,938</b>	<b>43,645</b>	<b>64,171</b>
Reserves-Amount to be Added				
Reserves-Amount to be spent				
Ending Reserves balance				
Receivables Start of FY	600		600	
Payables Balance Start of FY	4,549		526	
	6/30/2023	6/30/24 (EST)	6/30/2024	6/30/25 (EST)
<b>BEGINNING OF FISCAL YEAR BALANCES</b>				
GENERAL FUNDS	24,310	25,909	25,804	22,796
RESERVES BALANCES				
<b>TOTAL FUNDS BEGINNING OF YEAR</b>	<b>24,310</b>	<b>25,909</b>	<b>25,804</b>	<b>22,796</b>
Receivables Balance End of FY	600			
Payables Balance End of FY	526			
End of Year Bank Balance	25,804		22,796	

\$17,166 loan & \$11,034 for 4.7 miles of roads, admin., & insur.

Loan \$17,166/yr. which is \$365.23 per yr.

CASH CARRYOVER

Net per year (Revenue minus Expenses)

0

0

Budget Message: The Wild Horse Creek I & S District maintains the roads. The District has no reserves at this time.

Board Member Signature

Board Member Signature

Directors: Kristina Roswadowski (Vice Pres.) term ends Nov., 2026 / Mary Kindt (Pres.) & Kimberlee Holland (Secretary/Treasurer) terms end Nov., 2028  
 Regular meetings are generally held the first Wednesday of every other odd month at 5:00 p.m. (Jan., Mar., May, July, Sept., Nov.)  
 Records are stored at 400 S Gillette Ave, Suite 106, Gillette.

5.3 miles of roads.

Rate History:

06/30/25 JPA-11572 Balance: \$95,237.60  
 06/30/25 JPA-13581 Balance: \$60,262.39  
 Total Loan Balances: \$155,499.99

2010-2011	\$300
2011-2012	\$350
2013-2014	\$400
2017-2018	\$600

Formation  
 1st increase  
 2nd increase  
 3rd increase

JPA-11572 - 2011 - 30 yrs 4.98% / 2012 Payment #1 / 2041 final payment  
 JPA-13581 - 2015 - 30 yrs 5% / 2016 Payment #1 / 2045 final payment

NOTES:

May / June 2021 Project Total: \$37,929 / Grant request total \$15,474.23 (Net District Cost: \$22,454.77)

County Grant approved for \$15,474.23 for the following three projects:

- \*\* 1. Add J-Base to 3,330 feet of N Sage Hill Road from intersection of Borderline Road north to interstate (\$18,803.10 X 50% grant request)
- 2. Add J-Base to approx. 3,000 feet of Borderline Rd from mailboxes off Lowery Rd to intersection of Borderline and Sage Hill Road (\$16,140 X 33% grant request)
- 3. Add J-Base to 530 feet of S Sage Hill Rd from intersection of Borderline Road and Sage Hill Rd (going south) (\$2,985.90 X 25% grant request)

\*\*1 - County commissioners approved this 50% request because only 14 of the 53 lots in Wild Horse Creek ISD drive this section of road whereas 100% of the landowners in Moon Ridge's 74 lot district drive that section of road. The County Commissioners approved it, taking 17% (the difference between the 33% that would normally be approved and the 50% requested in this grant request) from Moon Ridge's District Support Grant allotment.

Wildhorse	Feet	Miles
Borderline Rd	4740	0.90
J.M. Rd	6700	1.27
Kindt Rd	2006	0.38
Lowery Ranch Rd	1810	0.34
N Sage Hill Rd	2000	0.38
S Sage Hill Rd	7600	1.44
<b>Total</b>	<b>24856</b>	<b>4.71</b>

5,280 feet in a mile

23-24 Fiscal year - develop a maintenance plan  
 Borderline - how often, how much rock/  
 other heavily travelled roads?  
 general road maintenance -  
 what material is on each road  
 how many culverts  
 how often should rock be added to segments of roads  
 how much road should be done each year  
 (1 mile=every 5 years / 1/2 a mile=every 10 years)

\*\*Similar project approved September, 2023 by County Commissioners - project estimate \$47,730 with grant of \$19,653.75 - Hope to do project fall of 2024 or spring of 2025.

.87 miles (4,610 feet) is all of Kindt Road but not all of that road is public. .30 is the distance that is in the District.