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YELLOWSTONE L & R RANCH IMPROVEMENT & SERVICE DISTRICT
REGULAR MEETING
Monday, May 12, 2025, 12:00 p.m. Mountain Time
400 South Gillette Avenue, Suite 106 (Office of Cathey Consulting, LLC)
MINUTES

BOARD MEMBERS PRESENT: Les Lindskov, Brenda Mattison
BOARD MEMBERS NOT PRESENT: James (Jim) Roquemore
OTHERS PRESENT: Helenanne Cathey, Paul Harris

Brenda Mattison called the meeting to order at 12:01 p.m.

I. **Minutes Approval** – Les Lindskov moved to approve the minutes from the January 13, 2025, regular meeting. Brenda Mattison seconded. Motion carried unanimously.

II. **Treasurer's Report Acceptance / Pay Bills** – Les Lindskov moved to accept the Treasurer's Report and pay bills as presented and listed below. Brenda Mattison seconded. Motion carried unanimously. Paul Harris will sign a check and mail it to Cathey Consulting.

Balance Forward From Last Meeting:				$0
03/26/25	Deposit	$6,000.00		
03/28/25	Deposit	$3,600.00		
03/28/25	Deposit	$6,800.00		
03/31/25	Interest	$0.85		
04/08/25	CPS Checks		$22.96	
04/30/25	Interest	$5.39		
Bank Balance Prior to Bills:				$16,383.28

Unpaid Bills List

	Date	Num	Memo	Open Balance
Cathey Consulting, LLC				
	10/31/2024	7846	October, 2024 Administrative/Bookkeeping/Compliance Services / Mailing to Landowners	545.00
	11/30/2024	7888	November, 2024 Administrative/Bookkeeping/Compliance Services	450.00
	12/02/2024	7889	Legal ad in Sundance Times (first meeting)	20.00
	12/31/2024	7931	December, 2024 Administrative/Bookkeeping/Compliance Services	450.00
	01/31/2025	7939	Jan., 2025 Administrative/Bookkeeping/Compliance Services / mail invoices	560.00
	02/19/2025	7981	Legal ad for budget hearing	49.50
	02/28/2025	8020	Feb., 2025 Administrative/Bookkeeping/Compliance Services	450.00
	03/31/2025	8063	Mar., 2025 Administrative/Bookkeeping/Compliance Services	450.00
	04/30/2025	8110	Apr., 2025 Administrative/Bookkeeping/Compliance Services	450.00
Total Cathey Consulting, LLC			Ck#	3,424.50
TOTAL				3,424.50

Bank Balance After Paying Bills: $12,958.78

III. Unfinished Business

a. By-Laws – Draft by-laws were reviewed and will be approved at the July meeting.

IV. **New Business**

a. Budget for 7/1/25 – 6/30/26 – The consensus is to leave the assessment at $400 per lot for the next fiscal year. Snow removal will be needed this next winter. Les Lindskov moved to keep the assessment at $400 and approve the proposed budget as discussed. Brenda Mattison seconded. Motion carried unanimously. The budget is attached to these minutes. The following legal notice will be scheduled to run in the Sundance Times on June 26, 2025:

LEGAL NOTICE OF PUBLIC BUDGET HEARING
YELLOWSTONE L & R RANCH IMPROVEMENT & SERVICE DISTRICT

A public hearing will be held at 400 South Gillette Avenue, Suite 106, Gillette (Office of Cathey Consulting – entrance is on 4th Street across from Arrow Printing) on Tuesday, July 8, 2025, at

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9:30 a.m. (Mountain Time) for the purpose of reviewing the 7/1/25-6/30/26 budget, followed by the regular meeting to adopt the budget and conduct regular business. Budget summary:

Revenue & Cash Carryover: $31,108
Costs: Administrative: $6,000 / Indirect: $750 / Operations: $11,250

The assessment will stay at $400 per lot. The budget is available online at www.catheyconsulting.net. Call Helenanne Cathey at 307-685-8235 with any questions or accommodations for the budget hearing.

b. Roads – Les Lindskov moved to authorize Paul Harris to call out or schedule a blade, snow removal, or other maintenance road work when needed. Brenda Mattison seconded. Motion carried unanimously.
c. Adopt Cathey Consulting fee schedule (public records requests, etc.) – Brenda Mattison moved to adopt the Cathey Consulting fee schedule as presented. Les Lindskov seconded. Motion carried unanimously. The fee schedule is posted online at www.catheyconsulting.net.

Next Meeting – Les Lindskov moved to have the next meeting Tuesday, July 8, 2025, 9:30 a.m. Mountain Time. Brenda Mattison seconded. Motion carried unanimously.

ADJOURN – Les Lindskov moved to adjourn. Brenda Mattison seconded. The meeting was adjourned at 12:15 p.m.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Signed by:
CA45C6332313425...
Signature

Brenda Mattison
Printed Name

6/5/2025
Date

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Signature

Jim Roquemore
Printed Name

6/5/2025
Date

Brenda Mattison, President / Les Lindskov, Vice President /James (Jim) Roquemore, Secretary/Treasurer

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Budget - Yellowstone L & R Ranch Improvement & Service District - 7/1/24 - 6/30/25				
Budget Hearing: Monday, January 13, 2025, 12:00 p.m. MST at office of Cathey Consulting / c/o Cathey Cons., PO Box 471, Gillette, WY 82717				
	Actual (F32)	Budget	Actual (EST)	Budget
	7/1/23 - 6/30/24	7/1/23 - 6/30/24	7/1/23 - 6/30/24	7/1/24 - 6/30/25
CASH CARRYOVER	0	0	0	0
Revenue				
Assessments (45 lots X $400)				18,000
Assessments - Interest				
Other				
TOTAL REVENUE	0	0	0	18,000
TOTAL REVENUE PLUS CASH CARRYOVER	0	0	0	18,000
Expenditures				
Administrative				6,000
Operations				11,250
Indirect				750
Miscellaneous				
TOTAL EXPENDITURES	0	0	0	18,000
Reserves-Amount to be Added				
Reserves-Amount to be spent				
Ending Reserves balance				0
Receivables Start of FY	0		0	
Payables Balance Start of FY	0		0	
	6/30/2022	6/30/23 (EST)	6/30/2023	6/30/24 (EST)
BEGINNING OF FISCAL YEAR BALANCES				
GENERAL FUNDS	0	0	0	0
Receivables Balance End of FY	0			
Payables Balance End of FY	0			
End of Year Bank Balance	0		0	
Net per year (Revenue minus Expenses)	0	0	0	0

Budget Message: The District maintains the roads and holds regular meetings. The District does not have any reserves.

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Brenda Mattison Jan 13, 2025 16:05 EST

Board Member Signature

Board Member Signature

Directors: Brenda Mattison, President / Les Ludskov, Vice President / James Roquemore, Secretary/Treasurer (May, 2026 – 2 board members for 4 years and 1 board member for the remaining two years of a 4-year term)

The District holds regular meetings / dates and times to be determined at each meeting or as soon as possible after each meeting.

Records are stored at 400 S Gillette Ae, Suite 106, Gillette.