

**Fox Ridge Subdivision Improvement & Service District  
 Budget Hearing & Regular Meeting Minutes  
 Wednesday, June 25, 2025, 6:00 p.m.  
 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Meldene Goehring, William Languemi, Aric Peterson  
 OTHERS PRESENT: Helenanne Cathey

**BUDGET HEARING**

Meldene Goehring called the budget hearing to order at 6:00 p.m. The budget was reviewed. The assessment will increase to \$625 per lot per year (it was \$500 last year). There was an opportunity for public comment. There were no public comments. Meldene Goehring adjourned the budget hearing at 6:08 p.m.

**REGULAR MEETING**

Meldene Goehring called the meeting to order at 6:08 p.m.

- I. **Budget** – William Languemi moved to adopt the budget for 7/1/25 – 6/30/26 for \$143,739 and adopt the resolution to assess and submit assessments to the county as approved in the budget. Aric Peterson seconded. Motion carried unanimously.
- II. **Customer Concerns / Billing** – There were no customer concerns or billing issues reported at this meeting.
- III. **Next meeting** – The next regular meeting is scheduled for Wednesday, August 13, 2025, 5:30 p.m.
- IV. **Consent Agenda** – Aric Peterson moved to approve the minutes, the treasurer’s report, bank statements, pay bills this month and next month and transfer \$10,000.00 from the money market to the checking account. William Languemi seconded. Motion carried unanimously.
  - a. **Minutes Approval** – April 16, 2025, regular meeting. Meeting minutes are e-mailed after they have been approved and posted online at [www.catheyconsulting.net](http://www.catheyconsulting.net).
  - b. **Treasurer’s Report / Bills Paid**

**MONEY MARKET / SAVINGS ACCOUNT:**

BALANCE END OF LAST MEETING:	\$43,577.45
4/1-4/15/25 Deposits – Water	\$1,115.00
ADJUSTED BALANCE FORWARD:	\$44,692.45
4/16-4/30/25 Deposits – Water	\$255.00
04/30/25 Interest	\$44.07
QUICKBOOKS BALANCE 04/30/25:	\$44,991.52
05/05/25 Deposit – Xpress bill pay	\$2,445.00
05/14/25 Deposit – County grant	\$373.75
5/1-5/31/25 Deposits – Water	\$2,643.00
05/31/25 Interest	\$41.39
QUICKBOOKS BALANCE 05/31/25:	\$50,494.66
06/05/25 Deposit – Xpress Bill Pay	\$1,770.00
06/10/25 Deposit – Assessments	\$8,250.00
<b>MONEY MKT / SAVINGS BALANCE PRIOR TO START OF MEETING:</b>	<b>\$60,514.66*</b>
06/25/25 Ck#120 Transfer to Checking	\$10,000.00
<b>MONEY MKT / SAVINGS BALANCE END OF MEETING:</b>	<b>\$50,514.66*</b>

*\*Water Guy deposits recorded at the end of each month when reconciling bank statements.  
 This number doesn't include deposits made between the first of the month and this meeting.*

**RESERVES ACCOUNT:**

BALANCE END OF LAST MEETING:	\$92,470.57
04/30/25 Interest	\$72.36

05/31/25 Interest \$78.63  
**RESERVES ACCOUNT BALANCE END OF MEETING: \$92,621.56**

**CHECKING ACCOUNT:**  
**BANK BALANCE END OF LAST MEETING: \$9,479.93**

Bills Paid in May:

AUTO	Powder River Energy	Acct 11476806 4/1-5/1/25	\$1,015.55
1507	Cathey Consulting	Inv. 8083 – Apr. Admin./Bookkeeping/ Compliance	\$472.50
1508	Hawkins, Inc.	Inv. 7036813 – Chlorine	\$20.00
1509	Local Gov't Liab. Pool	Inv. 15846 – Liab. Insurance 7/1/25 – 6/30/26	\$600.00
1510	US Postal Service	Annual box fee	\$188.00
1511	Water Guy	Inv. 2025-405 – Apr. Water Operator/Billing \$1,094.50	\$1,132.00
		Inv. 2025-372 – Bounced check \$18.75	
		Inv. 2025-476 – Bounced check \$18.75	

**TOTAL \$3,428.05**  
**CHECKING ACCOUNT BALANCE PRIOR TO START OF MEETING: \$6,051.88**

Bills Paid at this Meeting:

AUTO	Powder River Energy	Acct 11476806 5/1-6/1/25	\$987.23
1512	Cathey Consulting	Inv. 8130 - May Admin./Books/Comp.	\$472.50
1513	Energy Laboratories	Inv. 709514 – Annual water quality report	\$125.00
1514	Gillette News-Record	Inv. 41266 – Budget hearing legal ad	\$106.60
1515	Hawkins, Inc.	Inv. 7067444 – Chlorine \$20.00 Inv. 7100114 – Chlorine \$20.00	\$40.00
1516	Water Guy	Inv. 2025-530 – May Water Op./Meters/ billing \$1,094.50	\$3,417.35
		Inv. 2025-491 – Bounced check thru Xpress bill pay 2 Fox Ridge 5/14/25 \$18.75	
		Inv. 2025-574 – Low water PSI 4/4-5/13/25 cleaned contacts, repair copper sensing lines & replace well control relay \$489.42	
		Inv. 2025-585 – Locates 4/14-4/21/25 \$75.00	
		Inv. 2025-613 – Bounced checks thru Xpress Bill pay 22 Fox Ridge, 14 Arctic \$37.50	
		Inv. 2025-608 – Shut off water 2 Fox Ridge / replace meters 5 Fox Ridge & 2 Red Tail \$1,090.70	
		Inv. 2025-630 – Locates 5/5-5/10/25 \$217.28	
		Inv. 2025-681 – High PSI / installed new psi gauge & rebuilt chlorine ejector \$394.20	

**TOTAL BILLS: \$5,148.68**  
 Transfer from Savings \$10,000.00  
**CHECKING ACCOUNT BALANCE END OF MEETING: \$10,903.20**

**V. Water System –**

- c. The regional water connection is done. A letter was provided to the City for the District to be billed at the full-time rate rather than the emergency rate. No bills have been received yet.
  - i. Water Guy bid to finish the connection for regional water in the pumphouse and to remove the old butterfly valve and install a new butterfly control valve and hose fittings for regional water and to wire in a new control valve to well control: \$2,080.28
    - The County grant application was submitted to the County and will be considered at the July 1<sup>st</sup> or July 15<sup>th</sup> Commissioners meeting.

- A Board member will contact Water Guy to authorize them to complete the work after the County grant is approved.
- d. Water Guy reports / billing / meter readings were reviewed.

## VI. Unfinished Business

- a) Additional Dwelling Unit (ADU) request (5 Redtail)
- 1) Meldene Goehring sent out 40 text messages after the last meeting asking property owners about their interest in amending the covenants to allow ADUs. 14 responses were received – 7 said yes, 3 said no, and 3 people said maybe, if restrictions were tight. There was no update from the homeowners who came to the last meeting. The consensus is to remove this item from the agenda due to lack of response.
- b) Roads / project for 2024 – County grant approved 4/16/24 \$6,000.00 / The County approved a six month extension so the District has until October 16, 2025, to close out the grant. (Redtail project cancelled / material for Arctic and Fox Ridge delivered / spring and fall maintenance blading).
- 1) Maintenance blading – 2 to 3 times per year included in this grant application.
    - i. 5/2024: J Finch Dirt Works did the spring blading
    - ii. 10/2/24 – Board approved Jason Finch to blade the roads, using water from the District if possible.
- 6/19/24 Pay Request 1 \$5,581.68 / Grant amount: \$1,395.42  
Spring blading, delivery of and spreading material on Arctic and Fox Ridge
- 12/11/24 Pay Request 2 \$2,329.00 / Grant amount: \$582.25 – The Board reviewed and signed the pay request for fall blading (J Finch invoice).
- 4/16/25 – Pay Request 3 for \$373.75 (25% of J Finch Dirtworks invoice \$1,495) was signed and will be submitted to the County for reimbursement.  
Grant amount remaining: \$3,648.58

The Board was pleased with the blade operator's work this spring but not happy with the work done by the contractor installing fiber. There is a lot of reclamation that needs to be done.

There will be discussion on fall maintenance at the August meeting.

## VII. New Business

- a. The sign was knocked over that explains that the District Support Grant is funded from the 1% sales tax.
- b. The Public Records Notice was reviewed and signed and will be submitted to the County reporting that the District's records are stored at the offices of Cathey Consulting and Water Guy.
- c. Aric Peterson moved to designate First National Bank as the official depository for the District for 7/1/25 – 6/30/26. William Languemi seconded. Motion carried unanimously.
- d. The Local Government Liability Pool renewal application was submitted online as required. The application was reviewed and signed by the Board..

Next Meeting:

**Wednesday, August 13, 2025, 5:30 p.m. (Regular Meeting).**

All meetings of the District are open public meetings, and all residents are encouraged to attend.

Road Coordinator: William Languemi (307-680-1022)

Anyone interested in receiving minutes by e-mail should contact Cathey Consulting ([hlcathey@collinscom.net](mailto:hlcathey@collinscom.net) or 307-685-8235) to be added to the e-mail list.

Minutes are posted online at [www.catheyconsulting.net](http://www.catheyconsulting.net).

Meldene Goehring adjourned the meeting at 6:27 p.m.

MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K<sup>2</sup> TECHNOLOGIES BUILDING – USE ENTRANCE ON 4<sup>TH</sup> STREET).

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

Meldene Goehring  
Signature

Meldene Goehring  
Printed Name

8/13/2025  
Date

W. J. Langveni  
Signature

William J. LANGVENI  
Printed Name

8-13-2025  
Date

Meldene Goehring, President (307-689-8064) / , Aric Peterson, Vice President (307-680-1006) /  
William Languemi, Secretary/Treasurer (307-680-1022)

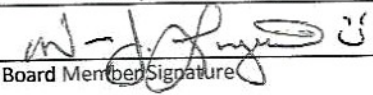
**Budget - Fox Ridge ISD - 7/1/25 - 6/30/26**

Budget Hearing: Wednesday, June 25, 2025, 6:00 p.m. at the office of Cathey Consulting/ PO Box 4314, 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 (GENERAL FUND)</b>	65,063	62,416	66,806	57,591
<b>Revenue</b>				
Assessments (\$625 per lot X 41 lots)	20,500	20,500	20,500	25,625
Assessments - Interest	8	30	70	30
Customer and other Billing	45,422	47,820	40,940	47,820
Grants - County	7,383	11,500	582	11,500
Interest from Bank	1,201	1,173	890	1,173
Transfer from reserves				
Other revenue (capital credits)				
<b>TOTAL REVENUE</b>	74,514	81,023	62,982	86,148
<b>TOTAL REVENUE PLUS CASH CARRYOVER</b>	139,577	143,439	129,788	143,739
<b>Expenditures</b>				
Capital Expenditures				
Administrative	6,086	7,461	6,562	7,461
Operations	62,736	126,762	41,533	127,062
Indirect	726	850	726	850
To Reserves		8,366	8,366	8,366
<b>TOTAL EXPENDITURES</b>	69,548	143,439	57,187	143,739
Receivables Start of FY	2,047		4,066	
Payables Balance Start of FY	10,293		2,868	
	6/30/2023	6/30/24 (EST)	6/30/2024	6/30/25 (EST)
<b>BEGINNING OF FISCAL YEAR BALANCES</b>				
GENERAL FUNDS	65,063	62,416	66,806	57,591
RESERVES BALANCES	74,349	83,449	74,349	92,678
UNDEPOSITED FUNDS	1,744		2,121	
<b>TOTAL FUNDS BEGINNING OF YEAR</b>	141,156	145,865	143,276	150,269
Receivables Balance End of FY	4,066			
Payables Balance End of FY	2,868			
Undeposited Funds (Xpress)	2,121			
End of Year Bank Balance	134,557		150,269	

Net per year (Revenue minus Expenses)		0		0
Reserves start of year	74,349	83,449	83,477	83,449
Deposits plus interest on reserves	9,128	9,200	9,201	9,200
Transfers out of reserves				
Reserves end of year	83,477	92,649	92,678	92,649

**Budget Message:** Fox Ridge ISD maintains the roads and water for the District. The assessment will increase by \$125 due to the regional water connection and increased costs in general. The District's reserves will increase by \$8,366 this next fiscal year. Reserves are for the long-term maintenance and capital improvements of the water system and roads.

Board Member Signature \_\_\_\_\_ Board Member Signature 

Directors: Meldene Goehring (Pres.) & William Languemi (Sec./Treas.) terms end Nov., 2028 / Aric Peterson (Vice Pres.) (term ends Nov. 2026)  
 Meetings are held on a regular basis, either monthly or every other month at 400 S Gillette Ave., Suite 106, Gillette. The next meeting date is set at each meeting.  
 Records are stored at 400 S Gillette Ave, Suite 106, Gillette.

Use of 50% one time only drainage on County Grant program: Fox Ridge Avenue - 2017-2018 budget (September, 2017)

**Monthly rates (history):**  
 \$75/mo. Start of district (district formed in 2010 - first billing around 2012) overage 15,000 gallons in base plus \$1.50 per 1,000 over that.  
 \$85/mo. 7/1/22 & overage costs 15,000 gallons in base plus \$3.50 per 1,000 over that.

Fox Ridge	Feet	Miles
Artic Ave	4,030	0.76
Fox Butte St	1,150	0.22
Fox Ridge Ave	4,070	0.77
Red Fox St	520	0.10
Red Tail St	760	0.14
Spotted Fox St	670	0.13
Swift St	1,670	0.32
<b>Total</b>	<b>12,870</b>	<b>2.44</b>

5,280 feet in a mile

\$21,804 - Cost for last time to pull well and replace pump and motor (11/14/16)