

**Freedom Hills Improvement & Service District**  
**Regular Meeting Minutes**  
**Monday, July 21, 2025, 7:00 p.m.**  
**Freedom Hills Community Building, 12 Chickadee, Gillette**  
E-mail: [freedomhillswy@gmail.com](mailto:freedomhillswy@gmail.com)  
[www.catheyconsulting.net](http://www.catheyconsulting.net) - Click on Freedom Hills

BOARD MEMBERS PRESENT: Marvin Nail, Wally Wilson, Michael Zmudzinski  
OTHERS PRESENT: Helenanne Cathey, Gail Wilson, Arlene Simons, Patsy Sowers,  
Doug Powers,

Mike Zmudzinski called the meeting to order at 7:00 p.m.

- I. Water System – Tank Replacement / Customer Issues –**
- a. Delinquent Accounts / Shut Offs – Mike Zmudzinski reported that one resident called him and explained that he hasn't received his bill. The customer has his account set up for direct pay, so he's not worried about the payment; he just hasn't received his bill yet. If this has happened to anyone else, let a Board member know.
  - b. Customer Billing Concerns –
    - i. Requests for taps on the water system – Research WWDC Level I Study and WARWS assistance – WLC Engineering did a Level II study on the Freedom Hills water system in 2013, and Mike Zmudzinski contacted WLC Engineering about the following two requests. Mike Zmudzinski reported that he hasn't heard back from the engineer.
      - Cheryl and Brad Morrison are requesting another water tap if they split their 15 acres (48 Moran Ranch Rd) into two lots so that their son can build there.
      - Vernon Testerman, 8 Moran Ranch Road, is located between the interstate and the railroad tracks. They have their own well that is shared with a total of 6 taps. They have never been on the District's water system. They are wondering if they can get a tap from the City of Gillette from the regional water to serve their system but do it under the Freedom Hills Improvement and Service District.
  - c. Water System / Meter Reading / Billing and Usage Reports Review – The water system information and Water Guy reports were reviewed.
  - d. Regional Water Connection – No update.
  - e. Bid from Water Guy for wiring in the electrical for the control valve of the regional water connection to the water system control – Mike Zmudzinski moved to approve Water Guy's bid and have Water Guy do the work. Marvin Nail seconded. Motion carried unanimously.
  - f. Water Guy will fix a leaking valve in the near future.
  - g. Mike Zmudzinski reported that there was a major leak at 15 Partridge. Water Guy caught the leak and talked to the homeowner and fixed the leak for them.
- II. Minutes –** Mike Zmudzinski moved to approve the minutes for the June 16, 2025 budget hearing and regular meeting. Marvin Nail seconded. Motion carried unanimously. Minutes are posted online at [www.catheyconsulting.net](http://www.catheyconsulting.net).
- III. Treasurer's Report –** The Treasurer's Report and financial information were reviewed. Mike Zmudzinski moved to accept the treasurer's report, pay the bills as presented (and listed below) and transfer \$11,000.00 from the money market to checking account. Wally Wilson seconded. Motion carried unanimously.

<b>Reserves Account Balance From Last Meeting Minutes</b>	<b>\$285,530.08</b>
06/30/25 Interest	\$234.68
<b>First Northern Bank Reserves Account Ending Balance:</b>	<b>\$285,764.76</b>
<b>Money Market Account Balance From Last Meeting Minutes</b>	<b>\$87,268.32</b>
6/1-6/16/25 Water Deposits	\$765.00
Adjusted Balance Forward:	\$88,033.32
6/17-6/30/25 Water Deposits	\$1,800.05
06/30/25 Interest	\$88.94
07/05/25 Xpress Bill Pay Deposit	\$5,842.09
07/07/25 Deposit – County Grant	\$15,998.13
07/10/25 Assessments Deposit	\$5,234.91
<b>First Northern Bank Money Market Account Start of Meeting:</b>	<b>\$116,997.44*</b>

06/21/25 Ck# 148 – Transfer to Checking \$11,000.00  
**First Northern Bank Money Market Account Ending Balance: \$105,997.44\***  
*\*Does not reflect weekly water payments/deposits from the first of the month through the meeting date.*

**Checking Account Balance From Last Meeting Minutes \$12,310.40**

**Bills Paid At This Meeting:**

Ck#	Vendor	Purpose	Amount
AUTO	Powder River Energy 6/1-7/1/25	Acct 1590226 Well #1 \$918.18	\$1,310.73
		Acct 1590427 – Well #2 \$342.97	
		Acct 2459426 – Entrance \$49.58	
AUTO	Powder River Energy 6/1-7/1/25	Acct 12277400 – Mailboxes/Community Bldg.	\$58.10
1405	Cathey Consulting, LLC	Inv. 8176 – June, 2025 Adm./Books/Compliance	\$1,050.00
1406	Energy Laboratories, Inc.	Inv. 715242 – Annual water quality report	\$125.00
1407	First Northern Bank of Wyoming	Loan payment	\$1,545.33
1408	Hawkins	Inv. 7099807 – Chlorine \$30.00	\$60.00
		Inv. 7132085 – Chlorine \$30.00	
1409	Kieffer Sanitation	Inv. 4826930T020 – Garbage Rem. 6/1-6/30/25	\$3,069.90
1410	PCA Engineering	Inv. 24360 – Engineering / Mallard 6/1-7/125	\$825.00
1411	Water Guy, LLC	Inv. 2025-682 – June Oper./Meters./Billing/ \$2,292.75	\$2,671.50
		Inv. 2025-726 – Low chlorine residual – rebuilt Chlorine solenoid that was leaking \$322.50	
		Inv. 2025-739 – Bounced checks thru Xpress bill pay \$56.25	

TOTAL BILLS PAID: \$10,715.56

Transfer from Money Market Account: \$11,000.00

**Checking Account Balance End of Meeting: \$12,594.84**

**Receivables Balance: \$219,922.55 (assessments – including 2025 assessments – and water billing)**

**IV. Unfinished Business**

**a. Road Work –**

- i. PCA Engineering proposal to assist with Mallard and Meadowlark Road projects accepted at 1/20/25 meeting (\$14,000). Invoices to date \$6,284.60. PCA Engineering should have some information to the District in the coming weeks.
- ii. Engineering proposals for assessing the drainage system on all roads and putting together a map and making recommendations for drainage repairs or improvements, estimating a budget, construction, engineering costs, etc. ON HOLD
- iii. **Road Work for the Fiscal Year (7/1/24 – 6/30/25) (Annual Budget-Roads):**  
 \$60,000 + \$53,210.12 (rolled over from 7/1/23-6/30/24 FY) – \$113,210.12  
 Perino Blade Services – Inv. 340 – Blade Roads \$7,307.00  
 Schrank Grading Services – Inv. 135 – Blade Roads \$10,025.00  
 & Bluebird/Partridge intersection  
 PCA Engineering Inv. 24123 1/5-2/1/25 Eng./Mallard \$1,914.21  
 WyCo Thunder Construction – Inv. 28 snow removal/  
 Spread material for icy inclines \$1,600.00  
 PCA Engineering Inv. 24156 2/2-3/1/25 Eng./Mallard \$330.00  
 PCA Engineering Inv. 24197 3/2-3/29/25 Eng./Mallard \$412.50  
 WyCo Thunder Construction – Inv. 31 snow removal \$400.00  
 Kuhbacher Trucking – Inv. 13274 – 4 loads limestone \$2,910.00  
 Schrank Grading – Inv. 137 – develop scope of work \$630.00  
 Simon Contractors – 651.13 tons crushed asphalt deliv. \$21,682.65  
 Schrank Grading – Inv. 141 24 tons j-base, road wk. \$45,550.00  
 PCA Engineering Inv. 2250 3/30-5/3/25 Eng./Mallard \$2,802.89  
 PCA Engineering Inv. 24360 6/1-7/1/25 Eng./Mallard \$825.00  
 TOTAL: \$96,389.25  
 Amount Remaining: \$16,820.87

**Road Work for the Fiscal Year (7/1/25 – 6/30/26) (Annual Budget-Roads):**

\$16,820.87 rolled over from 7/1/24-6/30/25 FY  
 + \$15,998.13 (County Grant Reimbursement)  
 + \$60,000.00 (Annual)

## **\$92,819.00 Budget for the Year**

Doug Powers reported that he knows of someone else that has crushed asphalt and recommends the Board get started if they want to put down more crushed asphalt. The District can apply for another grant for road work.

Mike Zmudzinski reported on a couple of culverts and how they drain (underneath Chickadee). There is a culvert that has one end that is completely buried – it was likely crushed and then driven over and ended up covered with dirt. Mike Zmudzinski will contact HDR Engineering, the City or DRM.

13 Freedom Road – put in a new approach and there is no culvert.

- iv. Street signs put up – A number of signs are in the Community building ready for installation. Anyone who can help is asked to contact a Board member.
- b. Community Building Use Agreement – A form was drafted to use for people who want to use the Community Building. If anyone wants to use the Community Building, contact Marvin Nail at 307-680-8614. The consensus is to go ahead and use the form going forward. The form is attached to these minutes.
- c. Volunteers to help shovel snow and/or mow grass around the mailboxes and water tank – Thank you to everyone that helps with mowing and keeping these areas clear.

## **V. New Business**

- a. Director Election (March 17, 2026 – Nail, Zmudzinski – 4 year terms) – The following legal ad will run in the Gillette News-Record on November 25, 2025:

NOTICE OF DIRECTOR ELECTION  
FREEDOM HILLS IMPROVEMENT & SERVICE DISTRICT  
CAMPBELL COUNTY, WYOMING

Public Notice is hereby given that on Tuesday, March 17, 2026, an election shall be held for the purpose of electing two Directors for four-year terms on the Board of Directors for the Freedom Hills Improvement & Service District. The election shall be conducted by mail ballot, and anyone entitled to vote shall receive a ballot with a return envelope stating the date and time the ballot must physically be in the hands of the election official. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 17, 2026, between 9:00 a.m. and 2:00 p.m.

Any qualified elector may run for Director by filing an application for election with the Secretary of the District (PO Box 4432, Gillette, WY 82717) or with Cathey Consulting (address listed above) between December 17, 2025, and January 6, 2026. The application is available from the office of Cathey Consulting (307-685-8235) or online at [www.catheyconsulting.net](http://www.catheyconsulting.net) – click on Election Documents. A qualified elector means a person who is an owner of land within the District, or the person holding record fee title to real property, or a registered voter of the District.

Michael (Wally) Wilson – Secretary/Treasurer / Filing Officer  
Freedom Hills Improvement & Service District

- b. Self-Audit for 7/1/25 – 6/30/26 – Crystal Ninas (9 S Consulting) can do the self-audit again for fiscal year ending 6/30/26 for the same price as last year (\$500). The consensus is to have Crystal Ninas complete the self-audit again this year.
- c. Open to the Public –
  - i. A suggestion was made to contact the insurance company to have an adjustor look at the building to see if there is damage on the building from the last big hail / wind storm.
  - ii. There are people who are complaining that they don't get meeting minutes on Facebook. Anyone who wants to be added to the e-mail list can call or e-mail Helenanne Cathey (307-685-8235 or [hlcathey@collinscom.net](mailto:hlcathey@collinscom.net)). Meeting minutes are also posted online at [www.catheyconsulting.net](http://www.catheyconsulting.net).
  - iii. If anyone is not sure about fire restrictions, they are posted on the board by the mailboxes.

- iv. Mike Zmudzinski received a complaint about the smell of the garbage by the post office boxes. No one at the meeting has noticed anything out of the ordinary other than the usual smell of garbage.

VI. Next meeting dates and location – **MONDAY, AUGUST 18, 2025, 7:00 p.m.** (REGULAR MEETING) at the Freedom Hills Community Building at 12 Chickadee.

Upcoming Meetings – 3<sup>rd</sup> Monday each month

2025 Meetings:

Mon., Aug. 18, 2025, 7:00 p.m. / Mon., Sep. 15, 2025, 7:00 p.m.

Mon., Oct. 20, 2025, 7:00 p.m. / Mon., Nov. 17, 2025, 7:00 p.m. / Mon., Dec. 15, 2025, 7:00 p.m.

Meetings are held at the Freedom Hills Community Building at 12 Chickadee unless otherwise indicated.

VII. Adjournment – Mike Zmudzinski adjourned the meeting at 7:35 p.m.

NOTES:

**NO ROAD WORK IS TO BE DONE BY ANYONE IN THE COMMUNITY. ALL ROAD WORK IS TO BE HIRED OUT TO CONTRACTORS WHO ARE INSURED AS APPROVED BY THE BOARD OF DIRECTORS.**

DO NOT PUSH SNOW FROM YOUR DRIVEWAY INTO THE MAIN ROADWAY.

BE SURE YOUR TRASH CAN IS OUT ON THE ROAD FOR PICKUP AND IS NOT TIED TO FENCES OR TIED SHUT.

THE COMMUNITY BOARD IS FOR COMMUNITY BUSINESS ONLY – NO POLITICAL ADVERTISEMENTS, RELIGIOUS ANNOUNCEMENTS, ETC.

WATER PAYMENTS ARE DUE **RECEIVED** BY 5:00 P.M. ON THE 20<sup>TH</sup> OF EACH MONTH. \$25 LATE FEES ARE APPLIED TO ANY ACCOUNT WHEN THE PAYMENT HAS NOT BEEN RECEIVED IN FULL BY THE 20<sup>TH</sup>.

7/17/23: "AFTER MUCH DISCUSSION, IT WAS GENERALLY AGREED THAT A STATEMENT WILL BE ADDED TO MEETING MINUTES AND AGENDAS AS SUGGESTED BY A HOMEOWNER THAT THERE IS A GENERAL UNDERSTANDING EXPRESSED AT TODAY'S MEETING THAT NO SCORIA WILL BE BROUGHT IN FOR THE MAIN ROADS OR MOVED TO THE MAIN ROADS UNLESS THERE IS AN EMERGENCY. (RESIDENT STATEMENT – DON'T BRING SCORIA IN JUST FOR MAINTENANCE.)"

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

  
\_\_\_\_\_  
Signature

mike A. Zmudzinski.  
\_\_\_\_\_  
Printed Name

8-18-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Michael Wilson  
\_\_\_\_\_  
Printed Name

8-18-25  
\_\_\_\_\_  
Date

Mike Zmudzinski, President / 299-9091 / Marvin Nail, Vice President 307-680-8614 / Michael (Wally) Wilson, Secretary/Treasurer

**Freedom Hills Improvement & Service District**  
**PO Box 4432**  
**Gillette, WY 82717**

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**COMMUNITY BUILDING USE AGREEMENT**

The Freedom Hills Community building located at 12 Chickadee is available for current residents of Freedom Hills at no charge.

User agrees to return the building in a clean and orderly manner, or in as found condition.

One of the board members will be present to open the building and audit the current condition.

All furnishings will be present and cleaned to as found conditions, including but not limited to, tables, chairs, window coverings, wall hangings, and bathroom accessories.

Smoking is not permitted in building. No fire/flame cooking sources inside of building.

User accepts all responsibly of guests on property, as well as payment for any damages occurring to any property.

**Date and Time Requested (for activity/event):** \_\_\_\_\_

I agree to the above terms and conditions:

Signature : \_\_\_\_\_ Date \_\_\_\_\_

User Name, Address Phone: (Print legibly)

\_\_\_\_\_  
\_\_\_\_\_

Board Member Name and Phone Number:

\_\_\_\_\_