

**Pineview Improvement and Service District  
Regular Meeting  
MINUTES  
Monday, July 21 2025, 5:00 p.m.  
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Nancy Bock, David Collins, Darlene Fetters  
OTHERS PRESENT: Helenanne Cathey, Scott Robinson

David Collins called the meeting to order at 5:00 p.m.

- I. **Customer Concerns / Requests –**
  - a. No update from the owner of 33 Pineview regarding the possibility of tapping into the District’s water system.
- II. **Minutes Approval –** David Collins moved to approve the minutes for the June 23, 2025, budget hearing and regular meeting as written. Nancy Bock seconded. Motion carried unanimously.
- III. **Treasurers Report / Pay Bills / Sign Bank Statements –** The bills were reviewed. David Collins moved to accept the Treasurer’s Report and pay bills as listed below. Nancy Bock seconded. Motion carried unanimously.

<b>Water Account Balance Forward From Last Meeting:</b>		<b>\$10,315.74</b>
6/1-6/23/25	Deposits – Water	\$917.90
Adjusted Balance Forward:		\$11,233.64
06/30/25	Interest	\$4.96
07/05/25	Deposit – Xpress bill pay	\$795.00
Balance Prior to Bill Payments:		\$12,033.60*
Bills paid and transfers at this meeting:		
<b>Check #</b>	<b>Payee</b>	<b>Purpose</b>
AUTO	Powder River Energy	Electricity 6/1/25-7/1/25
1516	Cathey Consulting	Inv. 8189 – June, 2025 Admin/Books/Compl.
1517	Water Guy, LLC	Inv. 2025-701– June, 2025 Water Operator/meters/ billing \$879.30
		Inv. 2025-733 – Bounced check 6/20/25 \$18.75
TOTAL		\$2,073.94
<b>BANK BALANCE END OF MEETING (WATER):</b>		<b>\$9,959.66*</b>

*\*This balance does not reflect Water Guy deposits since the first of the month.  
(Note: Loan payments due 10/15/25: \$8,122.93 + 3,881.05 = \$12,003.98)*

<b>Roads Account Balance Forward From Last Meeting:</b>		<b>\$5,064.29</b>
06/30/25	Interest	\$5.00
<b>Roads Account Balance Prior to Meeting:</b>		<b>\$5,069.29</b>
No assessments or road work payments		
<b>BANK BALANCE END OF MEETING (ROADS)</b>		<b>\$5,069.29</b>

<b>Water System Reserve Account Balance Forward From Last Meeting:</b>		<b>\$21,462.26</b>
06/30/25	Interest	\$17.65
<b>Water System Reserve Account Balance Prior to Meeting:</b>		<b>\$21,479.91</b>
<i>(Reserve account must have a minimum of \$12,003.98 at all times.)</i>		

Receivables were reviewed.

- IV. **Water System Update –**
  - a. The water system information was reviewed. Account 2702.03 has a past due balance and has asked if the Board will work with them. They will work on getting it caught up. The consensus is to work with the property owner if they make regular payments and get the account caught up in a few months. The property

owner was supposed to make a payment today. David Collins will follow up with Water Guy to see what they paid.

V. Roads – No discussion

VI. Unfinished Business

a. David Collins reported that he has not heard from the insurance agent.

VII. New Business

a. None

VIII. Upcoming Meetings:

2025 Meetings:

Mon., Aug. 18, 2025, 5:00 p.m. / Mon., Sep. 15, 2025, 5:00 p.m.

Mon., Oct. 13, 2025, 5:00 p.m. / Mon., Nov. 10, 2025, 5:00 p.m. / Mon., Dec. 8, 2025, 5:00 p.m.

IX. Adjourn – David Collins adjourned the meeting at 5:09 p.m.

**NOTES TO LANDOWNERS:**

- **PLEASE DO NOT DRAG OR BLADE THE ROADS WITHOUT BOARD AUTHORIZATION. ANYONE INTERESTED IN HELPING TO MAINTAIN THE ROADS IS INVITED TO PLEASE ATTEND A DISTRICT MEETING!**
- **NO MUD BOGGING ON THE ROADS!**
- **SLOW DOWN ON THE ROADS AND STAY ON THE ROAD!**
- **WHENEVER THERE IS A PROBLEM WITH THE WATER SYSTEM, RESIDENTS NEED TO CALL WATER GUY AT 307-299-3544 OR 307-299-9911.**
- **A REMINDER TO STAY OUT OF METER PITS. ANY DAMAGE AS A RESULT OF GETTING INTO METERS, METER PIT, WIRES, ETC. WILL BE BILLED TO LANDOWNERS.**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

Nancy Bock  
Signature

Nancy Bock  
Printed Name

8-18-25  
Date

David Collins  
Signature

David Collins  
Printed Name

8-18-25  
Date

David Collins, President / Darlene Fetters, Vice President / Nancy Bock, Secretary/Treasurer