

Bennor Estates Improvement & Service District

Regular Meeting

MINUTES

Tuesday, August 12, 2025, 12:00 p.m., 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Lynne Gray, Jason Snyder
BOARD MEMBERS NOT PRESENT: Katie Balamut
OTHERS PRESENT: Helenanne Cathey

Lynne Gray called the meeting to order at 12:03 p.m.

- I. **Water System Review** – The water system information, billing and receivables balances were reviewed.
- II. **Minutes / Treasurer’s Report** – The minutes and financial information and reports were reviewed. Lynne Gray moved to approve the minutes for the budget hearing and regular meeting on July 15, 2025, accept the Treasurer’s report, pay bills, and transfer \$15,500.00 from the savings to the checking account to pay bills. Jason Snyder seconded. Motion passed by consensus.

Account balances:

Reserve Fund (Balance from Last Meeting Minutes):		\$119,722.10
07/31/25 Interest	\$106.81	
Reserve Fund Balance:		\$119,828.91

Savings Account (Balance from Last Meeting Minutes):		\$81,432.04
7/1-7/15/25 Deposits – Water	\$38.66	
Adjusted Balance Forward:		\$81,470.70
7/16-7/31/25 Deposits – Water	\$29.76	
07/31/25 Interest	\$71.52	
08/05/25 Deposit – Xpress bill pay	\$3.49	
Savings Balance:		\$81,575.47*
08/12/25 Ck# 1228 Transfer to Checking	\$15,500.00	
Savings Balance End of Meeting:		\$66,075.47

**Includes deposits through the end of the prior month but not since that date to the current date, except for the Xpress bill pay monthly deposit.*

Checking Account (Balance from Last Meeting Minutes):		\$3,729.92
Checking Balance Prior to Meeting:		\$3,729.92

Pay bills / sign checks – (Board members sign vendor invoices.):

Bills Paid at Current Meeting:

AUTO City of Gillette – Inv. 2111498 Water 7/1-8/5/25 558,000 gal.	\$2,886.30
AUTO Powder River En. – Acct 9650701-7/1-8/1/25 electricity	\$454.62
Ck# 1778 Cathey Consulting – Inv. 8214 – July Adm./Books	\$500.00
Ck# 1779 Dustbusters, Inc. – Inv. CD202519036 – Dust control	\$9,041.61
Ck# 1780 Energy Laboratories – Inv. 721967 – Testing	\$285.00
Ck# 1781 Water Guy – Inv. 2025-798–July Water Oper./Billing \$1,117.30	\$1,930.03
- Inv. 2025-855 – Locates in June	\$624.16
- Inv. 2025-884 – Repair air relief piping for EPA	
While doing survey, found damage, replaced	\$188.57

TOTAL BILLS:		\$15,097.56
Transfer from Savings	\$15,500.00	
Checking Account Balance at End of Meeting:		\$4,132.36

III. **Unfinished Business**

- a) Backup Generator / County grant – No update.
- b) Road Work for 2025 –

- 1) Add up to \$5,000 of crushed concrete/asphalt for thin spots / blade all of the roads / add dust control (project estimate \$20,492.26).
- 2) County grant approved for \$5,532.91 (County increased the grant request amount to 33% instead of 25% for work on Jocelynn due to the traffic on that road that comes from a subdivision outside of the District)

The consensus is to not add any rock to the roads this year. The blading and dust control have been completed. The Board signed the pay request and completion report to close out the grant.

IV. New Business

- a) The consensus is to mow the roads this fall.

There was an opportunity for public comment. There were no public comments.

Lynne Gray adjourned the meeting at 12:25 p.m.

Next Meeting: Tuesday, September 9, 2025, 12:00 p.m. at the office of Cathey Consulting.

2025 Meetings:

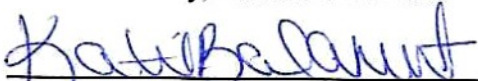
Tues., September 9, 2025, 12:00 p.m.

Tues., October 7, 2025, 12:00 p.m. / Tues., November 4, 2025, 12:00 p.m.

Tues., December 2, 2025, 12:00 p.m.

MEETINGS ARE HELD MONTHLY, GENERALLY ON A TUESDAY, AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106 (K2 TECHNOLOGIES BUILDING) – ENTRANCE IS ON 4TH STREET, GILLETTE.

Respectfully submitted,
Helianne Cathey, Assistant to the Board



Signature



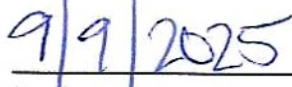
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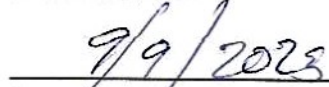
Printed Name



Printed Name



Date



Date

Lynne Gray, President / Jason Snyder, Vice President / Katie Balamut, Secretary/Treasurer