

Pineview Improvement and Service District
Regular Meeting
MINUTES
Monday, August 18 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 July 21, 2025, 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 presented and listed below. Nancy Bock seconded. Motion carried unanimously.

Water Account Balance Forward From Last Meeting:			\$9,959.66
7/1-7/21/25	Deposits – Water	\$880.00	
Adjusted Balance Forward:			\$10,839.66
7/22-7/31/25	Deposits – Water	\$672.66	
07/31/25	Interest	\$4.79	
08/05/25	Deposit – Xpress bill pay	\$1,294.32	
08/11/25	Deposit – Assessments	\$203.77	
Balance Prior to Bill Payments:			\$13,015.20*
Bills paid and transfers at this meeting:			
Check #	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity 7/1/25-8/1/25	\$670.93
1518	Cathey Consulting	Inv.8237 – July, 2025 Admin/Books/Compl.	\$551.25
1519	Energy Laboratories	Inv. 724195 – Water testing \$285.00	\$1,819.00
		Inv. 727712 – Water testing \$1,534.00	
1520	Pineview ISD	7/31/25 Assessments to Roads Account	\$203.77
1521	Water Guy, LLC	Inv. 2025-833– July, 2025 Water Operator/meters/ billing \$879.30	\$1,037.30
		Inv. 2025-874 – Locate 6/5/25 \$37.50	
		Inv. 2025-885 – Replace well head gasket \$120.50 for significant deficiencies per EPA	
TOTAL			\$4,282.25
BANK BALANCE END OF MEETING (WATER):			\$8,732.95*

**This balance does not reflect Water Guy deposits since the first of the month..*

Roads Account Balance Forward From Last Meeting:		\$5,069.29
07/31/25	Interest	\$1.94
Roads Account Balance Prior to Meeting:		\$5,071.23
8/18/25	Transfer from Water Account (7/31/25 assessm.)	\$203.77
BANK BALANCE END OF MEETING (ROADS)		\$5,275.00

Water System Reserve Account Balance Forward From Last Meeting:		\$21,479.91
07/31/25	Interest	\$18.25
Water System Reserve Account Balance Prior to Meeting:		\$21,498.16
<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.
- b. Lead service line inventory / Water Guy
- c. Account 2702.03 had a past due balance last month, and the Board agreed to work with them. The Accounts Receivable Aging Report still shows the last payment was on 4/21/25. The past due balance is bigger now than last month. Water Guy confirmed today that nothing been paid on the account since 4/21/25. The Board agreed water should be shut off. David Collins will contact Water Guy to have them shut off water to this account as scheduled this month.
- d. The owner of 20 Island Drive e-mailed the District. She reported that she is scheduled for a disconnect on water on the 20th. They paid \$250 of the balance and asked if they could pay the remaining \$130 on the 27th to postpone disconnection of water. Water Guy confirmed the customer’s numbers. The Board didn’t have any issue with this as long as the balance is paid on or before August 27th. Helenanne Cathey will e-mail Water Guy and the homeowner.

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., 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

David Collins
Signature

David Collins
Printed Name

9-15-25
Date

Nancy Bock
Signature

Nancy Bock
Printed Name

9-15-25
Date

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