

**Rafter D Improvement & Service District
Regular Meeting Minutes
Monday, August 11, 2025, 5:30 p.m.
400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Gary Bissonette, Albert Hernandez
BOARD MEMBERS NOT PRESENT: Scott Peyrot
OTHERS PRESENT: Helennane Cathey

Albert Hernandez called the meeting to order at 5:31 p.m.

I. Customer / Billing Concerns – None

II. Minutes – Albert Hernandez moved to approve the minutes for the budget hearing and regular meeting on June 30, 2025, as written. Gary Bissonette seconded. Motion carried unanimously.

III. Treasurer’s Report – The Treasurer’s Report and financial information were reviewed. Gary Bissonette moved to accept the Treasurer’s Report and pay the bills as presented. Albert Hernandez seconded. Motion carried unanimously.

Bank Balance at End of Last Meeting:		\$15,238.64
Water Deposits 6/1-6/30/25	\$2,895.98	
Interest 06/30/25	\$8.04	
Adjusted Balance Forward:		\$18,142.66
Xpress bill pay deposit 7/5/25	\$890.56	
Assessments deposit 7/10/25	\$791.55	
Water Deposits 7/1-7/31/25	\$1,775.68	
Interest 07/31/25	\$7.84	

Bills Paid in July:

CHK #	VENDOR	PURPOSE	AMOUNT
AUTO	City of Gillette	Inv. 2094893 – regional water 6/3-7/2/25 0 gallons	\$120.00
AUTO	Powder River Energy	Acct 3230728 6/1-7/1/25 \$178.12 Acct 3284226 6/1-7/1/25 \$191.43	\$369.55
1351	Cathey Consulting	Inv. 8193 – June. Admin./Books/Compliance \$393.75 Inv. 8206 – Mailing to 12 regarding covenants \$65.00	\$458.75
1352	First Northern Bank	Loan payment	\$1,274.28
1353	Water Guy	Inv. 2025-702 – June Water Op./Meter Rdgs/Billing	\$800.30
TOTAL BILLS PAID:			\$3,022.88

Xpress bill pay deposit 8/5/25 \$919.12

Bank Balance Prior to Meeting; \$19,504.53

Bills Paid at Meeting:

CHK #	VENDOR	PURPOSE	AMOUNT
AUTO	City of Gillette	Inv. 2112642 – Regional Water 7/2-8/5/25 0 gal.	\$120.00
AUTO	Powder River Energy	Acct 3230728 7/1-8/1/25 \$248.27 Acct 3284226 7/1-8/1/25 \$95.39	\$343.66
1354	Cathey Consulting	Inv. 8241 – July Admin./Books/Compliance	\$400.00
1355	First Northern Bank	Loan payment	\$1,274.28
1356	Water Guy	Inv. 2025-834 – July Water Op./Meter Rdgs/ Billing \$800.30 Inv. 2025-875 – Locates 6/27/25 \$75.00	\$875.30
TOTAL BILLS PAID:			\$3,013.24

Bank Balance End of Meeting: \$16,491.29*

**Does not include water billing deposits since the first of the month.*

IV. Water System Update – Water system and billing reports were available. Water system discussions:

- a. Tank Cleaning and replace the control wire that runs from the well to the pump house (will include trenching and running conduit). Project estimate \$6,500 / County grant (DSG 2024.10) \$1,625
 - i. Pay Request 1 (Water Guy invoice \$1,500 for tank cleaning / grant \$375)
Grant Remaining \$1,250.00
 - ii. No invoice and no update at this time. The consensus is to close out the grant (sign the Completion Report) at the next meeting. It doesn't appear there will be any additional billing.
- b. Flushing hydrant (Paul Schlosser, 5260 Force Road, concerns) – Written estimate received from Water Guy on 4/8/25. Project on hold for now as of 4/15/25.
- c. One insurance quote was received for an estimate of \$3,084 a year. Albert Hernandez will try to get a second quote.
- d. Option for using water / City (regional) water in the event of a fire – The consensus is to remove this item from the agenda. The fire department brings in their own water when fighting fires.

V. Unfinished Business

- a. Weed Spraying – No spraying was done at this time. There are a lot of weeds in the area, and there was discussion on hiring a professional to come out to address the area because there are so many thistles. It's too late to do anything this year. This will be discussed in the spring. There was discussion on a thistle beetle that is supposed to eat thistles. Board members will look into this option.
- b. Visionary Agreement / Discussions on requesting compensation (for electricity) – Gary Bissonette will talk to Visionary about paying the District a monthly or annual amount for having their equipment on the District's tank. They use the District's electricity, and the Board would like to see some contribution from them for that cost. No update.
- c. A letter was mailed to a homeowner regarding specific concerns about covenants violations. It appears that the property has been cleaned up. No other action was taken at this meeting. This will stay on the agenda for another meeting.
- d. A general letter was mailed to all homeowners regarding covenants, reminding people of the covenants for those in the Rafter D Subdivision. There was no feedback. This will be removed from the agenda.

VI. New Business

- a. None


Gary Bissonette moved to adjourn. Albert Hernandez seconded. The meeting was adjourned at 6:17 p.m.

Next Meeting: Tuesday, September 2, 2025, 5:30 p.m.

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

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Minutes Approval:




Signature

Gary Bissonette

Printed Name

9/2/25

Date



Signature

Albert Hernandez

Printed Name

9/2/2025

Date

Scott Peyrot, President (307-680-1658) / Albert Hernandez, Treasurer (626-372-3645) / Gary Bissonette, Secretary (253-370-9070)