

**Stone Gate Estates Improvement & Service District  
Budget Hearing and Regular Meeting  
MINUTES  
Monday, July 14, 2025, 9:00 a.m.  
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Travis Given (by phone), Bobby Schmitz, Tim Volk  
OTHERS PRESENT: Helenanne Cathey

**BUDGET HEARING**

Bobby Schmitz called the budget hearing to order at 9:00 a.m. The budget was reviewed. There was an opportunity for public comment. There were no public comments. Tim Volk moved to close the budget hearing. Travis Given seconded. Motion carried and the budget hearing closed at 9:05 a.m.

**REGULAR MEETING**

Bobby Schmitz called the meeting to order at 9:05 a.m.

- I. **Budget** – Tim Volk moved to adopt the budget for 7/1/25 – 6/30/26 for \$323,643 and submit assessments to the County as approved in the budget. Travis Given seconded. Motion carried unanimously.
- II. **Water System Update** – The water system information was reviewed and discussed.
  - a. Travis Given reported that Duaine Faucett from Water Guy notified him that the old water well that hasn't been used for several years needs to be either used or plugged/abandoned. The EPA is requiring that the District use the well or plug and abandon the well. A pump could be installed to produce water to be used on an emergency basis or periodically for about \$20,000. It doesn't have to be run continuously. Duaine Faucett is filing for another extension with the EPA. Travis Given is getting quotes to plug and abandon to compare to the \$20,000 quote to install a pump. Drilling a new well now is about \$400,000.
- III. **Minutes / Treasurer's Report** – Tim Volk moved to approve the May 12, 2025, regular meeting minutes as presented. Travis Given seconded. Motion carried unanimously.
- IV. **Treasurer's Report** – The financial information and accounts receivable balances were reviewed. Travis Given moved to accept the Treasurer's Report, pay bills and not transfer anything this month. Tim Volk seconded. Motion carried unanimously.

<b>RESERVES WyoStar I Account – Balance End of Last Meeting:</b>	\$52,635.66
04/30/25 Interest	\$173.58
05/31/25 Interest	\$180.92
06/30/25 Interest	No statement yet.
(Minimum deposit \$1,000)	
<b>Ending WyoStar Account Balance:</b>	<b>\$52,990.16</b>

<b>RESERVES WyoStar II Account – Balance End of Last Meeting:</b>	\$261,055.64
05/31/25 Interest	\$2,746.19
Interest / Investment return now posted quarterly (Minimum deposit \$25,000)	
<b>Ending WyoStar II Account Balance:</b>	<b>\$263,801.83</b>

Money Market Account Balance end of last meeting:	\$86,004.58
5/1-5/12/25 Deposits – Water	\$0.00
5/10/25 Deposit – Assessments	\$3,649.00
Adjusted Balance Forward:	\$89,653.58
5/12-5/31/25 Deposits – Water	\$72.16
05/31/25 Interest	\$78.39
6/1-6/30/25 Deposits – Water	\$402.07
06/05/25 Deposit – Xpress bill pay	\$76.44

06/10/25	Deposit – Assessments	\$33,989.73	
06/09/25	Ck# 9073 – Stone Gate – Transfer to Checking	\$37,000.00	
06/30/25	Interest	\$80.21	
07/05/25	Deposit – Xpress bill pay	\$134.42	
<b>Balance in Account Prior to Meeting:</b>			<b>\$87,487.00</b>

**\*Balance does not reflect any water overage payments since the end of the prior month**

Checking Account Balance end of last meeting: \$20,614.74

June Bills:

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2077835 5/5-6/3/25 Regional water/0 gal.	\$487.50
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 5/1-6/1/25	\$557.84
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 5/1-6/1/25	\$139.97
2664	Cathey Consulting	Inv. 8154 – May Admin/Books/post.	\$630.00
2665	Hawkins, Inc.	Inv. 7067066 – Chlorine	\$20.00
2666	Melgaard Construction	Inv. 41267 – Blade roads / 286.52 tons 1” clean rock	\$24,650.00
2667	Water Guy	Inv. 2025-560 – May Oper../Meters/Billing \$1,690.10	\$3,285.19
		Inv. 2025-577 – Locates April \$1,595.09	
<b>TOTAL:</b>			<b>\$29,770.50</b>

Transfer from Money Market \$37,000.00

**Checking Account Balance Prior to Meeting: \$27,844.24**

Bills Paid at This Meeting:

Check #	Payee	Purpose	Amount
AUTO PAY	Powder River Energy	Acct 3126125 6/1-7/1/25	\$1,247.80
AUTO PAY	Powder River Energy	Acct 8443000 6/1-7/1/25	\$139.12
AUTO PAY	City of Gillette	Regional Water Bill 6/3-7/2/25 34,000 gallons	\$592.56
2668	Cathey Consulting	Inv. 8200 – June, Admin/Books/Compliance/postage	\$630.00
2669	Energy Laboratories	Inv. 714259 – Water testing	\$125.00
2670	Gillette News-Record	Inv. 42684 – Budget hearing legal ad	\$102.70
2671	Hawkins, Inc.	Inv. 7099746 – Chlorine	\$20.00
2672	HUB International	2025 Renewal / insurance	\$2,318.00
2673	Water Guy	Inv. 2025-713 – June Oper../Meters/Billing \$1,690.10	\$1,877.60
		Inv. 2025-640 – Locates May \$187.50	
<b>TOTAL:</b>			<b>\$7,052.78</b>

**Checking Account Balance End of Meeting: \$20,791.46**

**V. Unfinished Business**

- a. Review customer / construction issues -
  - Jacob McGarvin, 5000 Stone Trail, submitted plans for some horse out buildings and an arena. A letter was sent to the County 6/23/25 noting the District had no opposition to the plans.
- b. 2025 road project – blade and dust control all roads / rock on Stone Lake and soft spots where needed –
  - i. Estimated cost \$75,300 (this included rock)
  - ii. Grant application was submitted to the County for \$18,825, but the County ran out of money so the grant application was put on hold until July. The District has hit the maximum from the County Grant (\$1,500 per lot in any 5 year period), and there was discussion with the County to go ahead with the grant application and the County can cap the grant at whatever amount the District is eligible for. This year’s project wasn’t \$75,300 because rock was added only to soft spots on Stone Place and Stone Trail and dust control was done.

**VI. New Business**

- a. Natural Gas Project – Travis Given reported that a Teams meeting is scheduled on July 30, 2025, 9:30 a.m. with Black Hills Energy regarding natural gas coming through the District. The Subdivision would have to pay the cost to run the line throughout the subdivision, and any time someone connects to the main line, the individual would pay the cost to their home. The District will need to know how many people are interested in getting connected to the natural gas lines in order to analyze the costs to the subdivision. The Board will need a count from people who are interested in getting connected to the natural gas system. Board members

- will attend the Teams meeting. When more information is available, the Board will send an e-mail or information out to members of the subdivision.
- b. Public Records Notice – A notice was signed to submit to the County that states that the District’s records are stored at the offices of Cathey Consulting and Water Guy.
  - c. Tim Volk moved to designate First National Bank as the official depository for 7/1/25 – 6/30/26. Travis Given seconded. Motion carried unanimously.
  - d. Self-audit for 7/1/25 – 6/30/26 – The consensus is to have Crystal Ninas complete the self-audit again this year.
  - e. Transfer to Reserves (WyoStar I or WyoStar II) – Water Overages 7/1/24 – 6/30/25 \$52,894.91) – The consensus is to hold off any transfer to reserves until we know what the costs are going to be on upcoming projects (example: plug and abandon or install a pump in the old well).
  - f. Director Election (March 17, 2026 – Given, Schmitz) – The following legal ad will run in the Gillette News-Record on November 25, 2025:

**NOTICE OF DIRECTOR ELECTION  
STONE GATE ESTATES 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 to serve four-year terms on the Board of Directors for the Stone Gate Estates 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 992, 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.

Tim Volk, Secretary / Filing Officer  
Stone Gate Estates Improvement & Service District

**VII. Next Meeting – Monday, September 8, 2025, 9:00 a.m. (Regular Meeting)**

2025 Meetings:

Mon., Sep. 8, 2025, 9:00 a.m. Mon., Nov. 10, 2025, 9:00 a.m.

MEETINGS ARE NORMALLY HELD ON THE 2<sup>ND</sup> MONDAY OF EVERY OTHER MONTH

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106

(K<sup>2</sup> Technologies Building, Suite 106) – Entrance is on 4<sup>th</sup> Street

**VIII. Meeting adjourn – Tim Volk moved to adjourn. Travis Given seconded. The meeting was adjourned at 9:31 a.m.**

**NOTES:** The board reminds homeowners of the following:

- a. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner’s responsibility.
- b. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- c. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- d. 3/27/23 – Any Board member authorized to call a contractor out to plow snow if needed.
- e. Check out Water Guy’s Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to [www.wateryuywyoming.com](http://www.wateryuywyoming.com) for a link and for other information.
- f. Minutes will be distributed to the email list and online after the Board has approved the minutes at meetings. Draft minutes will not be e-mailed or posted online.

- g. Annual Reserves Transfer for 25-26 - \$52,894.91 was the overages for 24-25, but the Board chose not to transfer anything yet (7/14/25 meeting) because of upcoming costs (plug and abandon or install pump in old water well for example)

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board of Directors

Bobby Schmitz

Signature

Bobby Schmitz

Printed Name

9/8/25

Date

Travis Given

Signature

TRAVIS GIVEN

Printed Name

9/8/25

Date

Robert (Bobby) Schmitz, President (680-4920) / Travis Given, Treasurer / Tim Volk, Secretary

**Budget - Stone Gate ISD - 7/1/25 - 6/30/26**

Budget Hearing: Monday, July 14, 2025, 9:00 a.m. at office of Cathey Consulting / PO Box 992, Gillette, WY 82717

	Actual (F32)	Budget	Actual (EST)	Budget
	7/1/23 - 6/30/24	7/1/24 - 6/30/25	7/1/24 - 6/30/25	7/1/25 - 6/30/26
<b>CASH CARRYOVER</b>	96,252	124,104	85,707	153,238
<b>Revenue</b>				
Assessments	95,040	95,040	94,453	95,502
Assessments - Interest	218	110	260	110
Credit water billing / assessed past due balance				-462
Customer and other Billing	31,580	50,255	60,970	50,255
Grants - County	34,520	25,000	25,000	25,000
Interest from Bank	6,918		5,200	
Transfer from reserves (Budget only)				
Other revenue (capital credits)	2,819		1,572	
<b>TOTAL REVENUE</b>	171,095	170,405	187,455	170,405
<b>TOTAL REVENUE PLUS CASH CARRYOVER</b>	267,347	294,509	273,162	323,643
<b>Expenditures</b>				
Capital Expenditures	52,527			
Administrative	9,575	9,660	8,000	10,400
* Operations	163,573	246,838	60,000	259,888
Indirect	2,301	3,355	2,301	3,355
To Reserves		34,656		50,000
<b>TOTAL EXPENDITURES</b>	227,976	294,509	70,301	323,643
Receivables Start of FY	16,649		31,856	
Payables Balance Start of FY	6,218		73,671	
Undeposited Funds (Xpress)	110		192	
	6/30/2023	6/30/24 (EST)	6/30/2024	6/30/25 (EST)
<b>BEGINNING OF FISCAL YEAR BALANCES</b>				
GENERAL FUNDS	96,252	124,104	85,707	153,238
RESERVES BALANCES (WyoStar Accounts)	299,991	302,022	305,818	313,818
<b>TOTAL FUNDS BEGINNING OF YEAR</b>	396,243	426,126	391,525	467,056

Receivables Balance End of FY	31,856			
Payables Balance End of FY	73,671			
Undeposited Funds (Xpress)	192			
End of Year Bank Balance	391,526	302,022	467,056	313,818

Net per year (Revenue minus Expenses)	39,371	0	202,861	0
Reserves start of year	299,991	302,022	305,818	313,818
Deposits plus interest on reserves	6,756	34,656	8,000	50,000
Transfers out of reserves for repairs	929	100,000		100,000
Reserves end of year	305,818	236,678	313,818	263,818

\*Operations includes cash carryover

Budget Message: The District manages the roads and water and covenants. The amount billed for meter readings each fiscal year is transferred to reserves in July or September for capital improvements and major repairs. However, no transfer was done to reserves in the 24-25 fiscal year due to a well repair of over \$52,000. No change in rates is anticipated.

*RAS*  
*7/14/25*

\_\_\_\_\_  
Board Member Signature

\_\_\_\_\_  
Board Member Signature

Directors: Bobby Schmitz (Pres.) and Travis Given (Treasurer) terms end Mar., 2026 / Tim Volk (Secretary) term ends Mar. 2028  
Meetings are held on the second Monday of every other odd month at 400 S Gillette Ave., Suite 106, Gillette, at 9:00 a.m.  
Records are stored at 400 S Gillette Ac, Suite 106, Gillette.

Stone Gate			Assessments history:	
Friday St	1120	0.21	2022	\$1,440
Stone Crest Dr	5930	1.12	2018	\$1,278
Sone Gate Ave	4050	0.77	2006 & prior	\$960
Stone Lake Ave	4080	0.77	(2006 also had an additional \$750	
Sone Field Ct	660	0.13	assessment for water meter)	
Stone Place Ave	5440	1.03		
Stone Ridge Ct	1710	0.32	2008 - started billing for water	
Stone Trail Ave	6730	1.27	meter usage / overages / base	
<b>Total</b>	29720	5.63	gallons = 20,000 gallons	

- 2025
- 2024 Stone Trail - 1,484.99 tons of W-Roadbase Dust control for all roads 14,030 gallons
- 2023
- 2022
- 2021
- 2020

9/9/24 No transfer to be done this year (7/1/24 - 6/30/25)  
due to well repair expenses over \$52k in June, 2024.