

**Bennor Estates Improvement & Service District  
Regular Meeting  
MINUTES**

**Tuesday, October 7, 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, Denise Smith, Terry Smith

Lynne Gray called the meeting to order at 12:05 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 as corrected for the regular meeting on September 9, 2025, accept the Treasurer’s report, pay bills, and transfer \$4,000.00 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):		\$119,935.82	
09/30/25 Interest	\$103.55		
<b>Reserve Fund Balance:</b>			<b>\$120,039.37</b>
Savings Account (Balance from Last Meeting Minutes):		\$64,480.76	
9/10-9/30/25 Deposits – Water	\$416.87		
09/30/25 Interest	\$54.85		
10/05/25 Deposit – Xpress bill pay	\$224.86		
<b>Savings Balance:</b>			<b>\$65,177.34*</b>
10/07/25 Ck# 1230 Transfer to Checking	\$4,000.00		
<b>Savings Balance End of Meeting:</b>			<b>\$61,177.34*</b>
<i>*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.</i>			
Checking Account (Balance from Last Meeting Minutes):		\$4,158.73	
<b>Checking Balance Prior to Meeting:</b>			<b>\$4,158.73</b>
Bills Paid at Current Meeting:			
AUTO City of Gillette – Inv. 2128996 Water 9/2-10/1/25 529,000 gal.		\$1,987.11	
AUTO Powder River En. – Acct 9650701-9/1-10/1/25 electricity		\$433.16	
Ck# 1785 Cathey Consulting – Inv. 8303 – Sep. Adm./Books		\$500.00	
Ck# 1786 Postmaster – Annual box fee		\$188.00	
Ck# 1787 Water Guy – Inv. 2025-1072–Sep. Water Oper./Billing \$1,117.30		\$1,192.30	
- Inv. 2025-1058 – Locates – July \$75.00			
<b>TOTAL BILLS:</b>			<b>\$4,300.57</b>
Transfer from Savings	\$4,000.00		
<b>Checking Account Balance at End of Meeting:</b>			<b>\$3,858.16</b>

- III. Unfinished Business**
  - a) Backup Generator / County grant – No update.
  - b) Mowing to be done this fall – Board members will request quotes for mowing.
- IV. New Business**
  - a) Water Guy and Wyoming Association of Rural Water Systems sent letters to the District regarding PFAS initial testing. Water Guy has advised that Bennor does not need to do this testing because we are considered a consecutive system.

- b) A question was asked about who enforces the covenants. The Improvement and Service District Board doesn't enforce covenants. The covenants state the following for enforcement:

GENERAL PROVISIONS SECTION 1 - ENFORCEMENT: The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or imposed by the provisions of this Declaration...

There was discussion on the covenants and concerns on the upkeep of properties in the subdivision. Concerns were expressed about properties that are fire dangers (tall grass / lack of mowing) and properties with too many animals. It was suggested that the homeowner could contact an attorney for legal advice.

- c) There was discussion on the water system. The loan to pay for the well has been paid off. The District's assessment was not decreased, because funds are needed to pay for the water and long-term maintenance and improvements (distribution system, meters, water tank). Costs continue to increase for road work and maintaining the water system.
- d) There was discussion on the roads and pot holes. The District generally blades the roads once a year. The traffic has been heavy on that street this year.

Lynne Gray adjourned the meeting at 1:00 p.m.

**Next Meeting: Tuesday, November 4, 2025, 12:00 p.m. at the office of Cathey Consulting.**

2025 Meetings:

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 4<sup>TH</sup> STREET, GILLETTE.**


Respectfully submitted,  
Helenanne Cathey, Assistant to the Board


  
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Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date

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