

Fox Ridge Subdivision Improvement & Service District
Regular Meeting Minutes
Monday, September 22, 2025, 5:30 p.m.
400 South Gillette Avenue, Suite 106, Gillette
Revised 9/23/25

BOARD MEMBERS PRESENT: Meldene Goehring, William Languemi, Aric Peterson
 OTHERS PRESENT: Helenanne Cathey,

Meldene Goehring called the meeting to order at 5:30 p.m.

I. Customer Concerns / Billing –

- a. ADUs (Additional Dwelling Units) – There has been no further information received on the ADUs. This item will be removed from the agenda unless someone brings the issue up again.
- b. Water Guy sent an e-mail regarding a homeowner who has had multiple surgeries and has been in and out of the hospital for the last few months. Water Guy did not shut off the homeowner’s water yet. The homeowner has requested a payment plan – paying an additional \$125 each month to get the account caught up. Aric Peterson moved to allow setting the homeowner up on a payment plan – paying \$125 additional each month until the account is caught up. If the homeowner misses a payment, the water will be due in full and shut off if not paid in full. William Languemi seconded. Motion carried unanimously.

II. Next meeting – The next regular meeting is scheduled for: Tuesday, November 4, 2025, 5:30 p.m.

III. Consent Agenda – Aric Peterson moved to approve the minutes, the treasurer’s report, bank statements, pay bills, and transfer \$10,000 from the Money Market to Checking Account (later in the meeting a motion was done to increase the transfer amount to \$20,000). William Languemi seconded. Motion carried unanimously.

- a. **Minutes Approval** – August 13, 2025, regular meeting. Meeting minutes are e-mailed after they have been approved and posted online at www.catheyconsulting.net.
- b. **Treasurer’s Report / Bills Paid**

MONEY MARKET / SAVINGS ACCOUNT:

BALANCE END OF LAST MEETING:			\$57,797.15
8/1-8/13/25	Deposits – Water	\$461.39	
ADJUSTED BALANCE FORWARD:			\$58,258.54
8/14-8/31/25	Deposits – Water	\$1,470.40	
08/31/25	Interest	\$49.52	
QUICKBOOKS BALANCE 08/31/25:			\$59,778.46
09/05/25	Deposit – Xpress bill pay	\$2,662.35	
09/10/25	Deposit – Assessments	\$542.78	
MONEY MKT / SAVINGS BALANCE PRIOR TO START OF MEETING:			\$62,983.59*
09/22/25	Ck# 121 – Transfer to Checking Account	\$20,000.00	
MONEY MKT / SAVINGS BALANCE ENDING BALANCE:			\$42,983.59*

**Water Guy deposits recorded at the end of each month when reconciling bank statements.
 This number doesn’t include deposits made between the first of the month and this meeting.*

RESERVES ACCOUNT:

BALANCE END OF LAST MEETING:			\$92,776.48
08/31/25	Interest	\$78.83	
RESERVES ACCOUNT BALANCE END OF MEETING:			\$92,855.31

CHECKING ACCOUNT:

BANK BALANCE END OF LAST MEETING:			\$4,507.54
CHECKING ACCOUNT BALANCE PRIOR TO START OF MEETING:			\$4,507.54

Bills Paid at this Meeting:

AUTO	Powder River Energy	Acct 11476806 8/1-9/1/25	\$1,160.16
1522	Cathey Consulting	Inv. 8269 - August Admin./Books/Comp.	\$500.00
1523	Energy Laboratories	Inv. 729480 – Testing	\$63.00
1524	Hawkins, Inc.	Inv. 7168685 – Chlorine \$20.00	\$459.50
		Inv. 7196046 – Chlorine \$429.50	
		Inv. 7197679 – Chlorine \$10.00	
1525	Water Guy	Inv. 2025-955 – Aug. Water Op./Meters/ billing \$1,094.50	\$1,791.73
		Inv. 2025-1022 – Repaired leak on bypass valve, replaced valve & looked for leak in ditch due to excess water / couldn't find one \$204.38	
		Inv. 2025-1018 – Bounced check thru Xpress bill pay 14 Arctic Cir. \$18.75	
		Inv. 2025-1053 – Meter changed out at 30 Fox Ridge \$474.10	
TOTAL BILLS:			\$3,974.39
Transfer from Money Market Account:			\$20,000.00
CHECKING ACCOUNT BALANCE END OF MEETING:			\$20,533.15

IV. Water System –

- a. Meldene Goehring contacted Water Guy to give them a go ahead to finish the connection for regional water in the pumphouse and to remove the old butterfly valve and install a new butterfly control valve and hose fittings for regional water and to wire in a new control valve to the well control after the County approved the grant. No invoice has been received yet from Water Guy. Meldene Goehring will follow up with Water Guy on the status of the project.
- c. Water Guy reports / billing / meter readings were reviewed – There was discussion on past due accounts and Water Guy's processes.

V. Unfinished Business

- a) Roads / project for 2024 – County grant approved 4/16/24 \$6,000.00 / The County approved a six month extension so the District has until October 16, 2025, to close out the grant. (Redtail project cancelled / material for Arctic and Fox Ridge delivered / spring and fall maintenance blading).
 - 1) Maintenance blading – 2 to 3 times per year included in this grant application.
 - i. 5/2024: J Finch Dirt Works did the spring blading
 - ii. 10/2/24 – Board approved Jason Finch to blade the roads, using water from the District if possible.

6/19/24 Pay Request 1 \$5,581.68 / Grant amount: \$1,395.42
Spring blading, delivery of and spreading material on Arctic and Fox Ridge

12/11/24 Pay Request 2 \$2,329.00 / Grant amount: \$582.25 – The Board reviewed and signed the pay request for fall blading (J Finch invoice).

4/16/25 – Pay Request 3 for \$373.75 (25% of J Finch Dirtworks invoice \$1,495) was submitted last month.

Total Grant amount used to date is \$2,351.42 with \$3,648.58 remaining.

William Languemi met with Jason Finch to get his recommendations on road work to be done this fall. Jason Finch recommends establishing an account with Pete Lien to buy rock for the roads because the District is tax exempt and it will save some money on the rock. If water is used from the District's water system, that also provides a savings. There was discussion on the roads. The Board was pleased with how well the roads held up this year but there is a great deal of washboard now. Aric Peterson moved to approve Jason Finch doing road work

for an amount not to exceed \$10,500 for rock, water, and blading as discussed and transfer \$20,000 instead of \$10,000. William Languemi seconded. Motion carried unanimously.

VI. New Business

- a. The Board reviewed and signed the Local Government Annual Report Summary for fiscal year ending 6/30/25 which will be submitted to the Department of Audit as required.

Next Meeting:

Tuesday, November 4, 2025, 5:30 p.m. (Regular Meeting).

All meetings of the District are open public meetings, and all residents are encouraged to attend.

Road Coordinator: William Languemi (307-680-1022)


Anyone interested in receiving minutes by e-mail should contact Cathey Consulting (hlcathey@collinscom.net or 307-685-8235) to be added to the e-mail list.

Minutes are posted online at www.catheyconsulting.net.

William Languemi moved to adjourn. Meldene Goehring seconded. The meeting was adjourned at 6:14 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



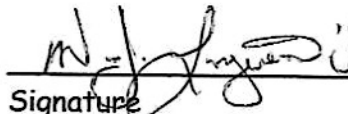
Signature

Meldene Goehring

Printed Name

11/4/2025

Date



Signature

William J. LANGUEMI

Printed Name

11/04/2025

Date

Meldene Goehring, President (307-689-8064) / Aric Peterson, Vice President (307-680-1006) /
William Languemi, Secretary/Treasurer (307-680-1022)