

Freedom Hills Improvement & Service District
Regular Meeting Minutes
Monday, October 27, 2025, 7:00 p.m.
Freedom Hills Community Building, 12 Chickadee, Gillette
E-mail: freedomhillswy@gmail.com
www.catheyconsulting.net - Click on Freedom Hills

BOARD MEMBERS PRESENT: Marvin Nail, Wally Wilson, Michael Zmudzinski
OTHERS PRESENT: Helenanne Cathey, Ed McNair, Brittany Branscom, Austin Branscom,
Arlene Simons, Mitchell Kisinger, Patsy Sowers, Reggie Schrank
Doug Powers, Bob Swanson (PCA Engineering)

Mike Zmudzinski called the meeting to order at 7:01 p.m.

- I. **Water System – Tank Replacement / Customer Issues –**
 - a. Delinquent Accounts / Shut Offs – Reports were reviewed.
 - b. Customer Billing Concerns – None
 - c. Water system / meter reading / billing and usage reports were reviewed.
 - d. Customer concerns regarding 6 B Court discussed at last meeting (pressure regulator valve in meter pit; why is there air in the line; dirty water at the property) – Mike Zmudzinski reported that Mike with Water Guy checked out the property and the concerns noted. Water Guy found that they did not have a pressure regulator so one was installed. They checked the other items and the other issues should be resolved now.
 - e. Regional Water Connection – Mike Zmudzinski reported that they have pressure tested and are finishing a few items. They should be coming through and finishing, cleaning up the area and picking up the rest of the items they didn't use. The City of Gillette called Helenanne Cathey to set up the account for regional water. Mike Zmudzinski moved to authorize Helenanne Cathey to sign Freedom Hills up for the automatic payment option with the City. Wally Wilson seconded. Motion carried unanimously.

- II. **Minutes** – Mike Zmudzinski moved to approve the minutes for the September 15, 2025 regular meeting. Marvin Nail seconded. Motion carried unanimously. Minutes are posted online at www.catheyconsulting.net.

- III. **Treasurer's Report** – The Treasurer's Report and financial information were reviewed. There was discussion on the Schrank Grading invoice. Wally Wilson expressed concerns on the work that was done. Reggie Schrank explained the work he did and why he did what he did. Disagreements were expressed. A request was made to have the contractor fix a corner on Partridge. Homeowners are concerned it's going to drift. Mike Zmudzinski explained that the corner needs more base and eventually a better material on top. The drainage needs to be addressed before material is added. There was discussion on the crushed asphalt. Residents like the material on the roads. Mike Zmudzinski moved to accept the treasurer's report, pay the bills as presented (and listed below) and transfer \$95,000.00 from the money market to checking account. Marvin Nail seconded. Motion carried unanimously.

Reserves Account Balance From Last Meeting Minutes	\$286,250.38
09/30/25 Interest	\$235.27
First Northern Bank Reserves Account Ending Balance:	\$286,485.65
Money Market Account Balance From Last Meeting Minutes	\$112,020.66
9/1-9/15/25 Water Deposits	\$1,183.36
Adjusted Balance Forward:	\$113,204.02
9/16-9/30/25 Water Deposits	\$659.14
09/30/25 Interest	\$95.52
10/06/25 Xpress Bill Pay Deposit	\$6,532.95
10/10/25 Assessments Deposit	\$3,136.30
First Northern Bank Money Market Account Start of Meeting:	\$123,627.93*
Ck# 151 – Transfer to Checking	\$95,000.00
First Northern Bank Money Market Account Ending Balance:	\$28,627.93*
<i>*Does not reflect weekly water payments/deposits from the first of the month through the meeting date.</i>	

Checking Account Balance From Last Meeting Minutes			\$12,023.38
Bills To Be Paid At This Meeting:			
<u>Ck#</u>	<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Ener. 9/1-10/1/25	Acct 1590226 Well #1 \$854.64	\$1,238.37
		Acct 1590427 – Well #2 \$334.15	
		Acct 2459426 – Entrance \$49.58	
AUTO	Powder River Ener. 9/1-10/1/25	Acct 12277400 – Mailboxes/Community Bldg.	\$55.92
1424	Cathey Consulting, LLC	Inv. 8313 – Sept., 2025 Adm./Books/Compliance	\$1,100.00
1425	Ed McNair	Reimburse – parts for septic tank (to prevent rain water from filling tank)	\$220.88
1426	First Northern Bank of Wy.	Loan payment	\$1,545.33
1427	Hawkins	Inv. 7196192 – Chlorine \$461.00	\$501.00
		Inv. 7197372 – Chlorine \$20.00	
		Inv. 7226226 – Chlorine \$20.00	
1428	Kieffer Sanitation	Inv. 4894691T020 – Garbage Rem. 9/1-9/30/25	\$3,069.90
1429	PCA Engineering	Inv. 24490 – Engineering/Mallard Road 8/3-8/30/25	\$1,540.38
1430	Schrank Grading Services	Inv. 144 – Grader, smooth drum roller, water truck Tractor / water / utility locates	\$11,500.00
1431	Water Guy, LLC	Inv. 2025-1100 – Sep. Oper./Meters./Billing/ \$2,292.75	\$3,138.10
		Inv. 2025-1052 – Changed out meter at 1 D Ct – previous owners ripped out the cord \$37.50	
		Inv. 2025-1156 – Locates – July, 2025 \$300.00	
		Inv. 2025-1183 – Bounced check thru Xpress bill pay \$18.75	
1432	Wyo. Office of State Lands & Inv.	DW210 Loan Payment 7 \$49,721.42	\$70,589.91
		DW210GR Loan Payment 7 \$20,868.49	
TOTAL BILLS PAID:			\$94,499.79
Transfer from Money Market Account:			\$95,000.00
Checking Account Balance End of Meeting:			\$12,523.59
Receivables Balance: \$207,348.17 (assessments and water billing)			

IV. Unfinished Business

a. Road Work –

- i. PCA Engineering proposal to assist with Mallard and Meadowlark Road projects accepted at 1/20/25 meeting (\$14,000). Invoices to date \$8,754.98.

Bob Swanson provided an update at the meeting. One of the things that they discussed is connecting P Court and C Court. A lot of the problems down along Meadowlark have to do with the capacity of the culverts (they are too small). There are 22 drainage subbasins, and it is difficult to analyze. On the road section of Mallard, they think the best solution is to put a large concrete valley pan on the east side of the north drop of Mallard and have several catch basins along the way to intercept the water, put it into a pipe to control the flow down. Mallard may need to be built up a little bit in order to get the drainage without having to steepen the side. The biggest thing with addressing Meadowlark is addressing the culverts. Just about every culvert is likely grossly undersized. There are likely a number of culverts there now that are either collapsed or clogged with debris. Most of the culverts are 15" and will likely need to be 24" or larger. A number of culverts at intersections get run over when people cut the corners, which leads to the collapse of the culverts. The big problem is getting water off the hill without washing anything out. The west side won't need as much work as the east side. PCA should have some numbers / cost estimates to the District by the next meeting.

- ii. Engineering proposals for assessing the drainage system on all roads and putting together a map and making recommendations for drainage repairs or improvements, estimating a budget, construction, engineering costs, etc. ON HOLD

iii. **Road Work for the Fiscal Year (7/1/25 – 6/30/26) (Annual Budget-Roads):**

\$16,820.87 rolled over from 7/1/24-6/30/25 FY + \$15,998.13 (County Grant Reimbursement) + \$60,000.00 (Annual) = **\$92,819.00 Budget for the Year**

Road Expenses:

PCA Engineering Inv. 24401 7/1-8/2/25 Eng./Mallard	\$ 930.00
PCA Engineering Inv. 24401 8/3-8/30/25 Eng./Mallard	\$ 1,540.38
Schrank Grading Inv. 144 – Grade roads	\$11,500.00

TOTAL: \$13,970.38
Amount Remaining: \$78,848.62

iv. Street signs put up – A number of signs are in the Community building ready for installation. Anyone who can help is asked to contact a Board member. No update.

- b. Director Election (March 17, 2026 – Nail, Zmudzinski – 4 year terms) – The first legal ad is scheduled to run in the Gillette News-Record on November 25, 2025. Applications to be on the ballot are due between December 17, 2025 and January 6, 2026.
- c. Repairs to wastewater tank for community building (to prevent filling with rain water) have been completed.
- d. Volunteers to help shovel snow and/or mow grass around the mailboxes and water tank – Thank you to everyone that helps with mowing or snow removal and keeping these areas clear.

V. New Business

- a. Snow Removal – WyCo Thunder is still willing to do the snow removal for the District, and they are on a call out basis only. A Board member will call them out. Someone asked what it would take to be able to provide snow removal – the Board explained that a contractor has to be insured. Provide proof of insurance and provide a bid sheet.
- b. PFAS letters from Water Guy and Wyoming Association of Rural Water – Letters were received regarding free initial testing available for the PFAS testing. A board member will contact Water Guy and/or sign up for the free testing.
- c. An insurance renewal notice was received and is on file. There is also a notice of conditional renewal and a letter from Liberty Mutual / exclusions from policy renewal on file.
- d. American Road Director Election – Freedom Hills ISD is a landowner in the American Road Water & Sewer District and can vote in the November 4, 2025, director election. The consensus is not to vote in the election this time.
- e. Open to the Public –
 - i. Someone posted something on Facebook about paving the roads. People at the meeting expressed concerns about the cost.
 - ii. Board members expressed frustration about the complaining on Facebook. A reminder that Board members are VOLUNTEERS – They don't receive any compensation and are not experts in water and roads. Board members encourage residents to attend the monthly meetings.
 - iii. Concerns were expressed about the excessive speeding that is happening in the District. A reminder to everyone to PLEASE SLOW DOWN! When people tear up the roads, it costs all of us!
 - iv. Ed McNair reported that the County has lifted the fire ban but ask that people use their good judgment – if it has been dry for a few days and the wind comes up, wait to burn anything.

II. Next meeting dates and location – MONDAY, NOVEMBER 17, 2025, 7:00 p.m. (REGULAR MEETING) at the Freedom Hills Community Building at 12 Chickadee.

Upcoming Meetings – 3rd Monday each month

2025 Meetings:

Mon., Nov. 17, 2025, 7:00 p.m. / Mon., Dec. 15, 2025, 7:00 p.m.

Meetings are held at the Freedom Hills Community Building at 12 Chickadee unless otherwise indicated.

III. Adjournment – Mike Zmudzinski moved to adjourn the meeting. Marvin Nail seconded. The meeting was adjourned at 8:25 p.m.

NOTES:

NO ROAD WORK IS TO BE DONE BY ANYONE IN THE COMMUNITY. ALL ROAD WORK IS TO BE HIRED OUT TO CONTRACTORS WHO ARE INSURED AS APPROVED BY THE BOARD OF DIRECTORS.

DO NOT PUSH SNOW FROM YOUR DRIVEWAY INTO THE MAIN ROADWAY.

BE SURE YOUR TRASH CAN IS OUT ON THE ROAD FOR PICKUP AND IS NOT TIED TO FENCES OR TIED SHUT.

THE COMMUNITY BOARD IS FOR COMMUNITY BUSINESS ONLY – NO POLITICAL ADVERTISEMENTS, RELIGIOUS ANNOUNCEMENTS, ETC.

WATER PAYMENTS ARE DUE RECEIVED BY 5:00 P.M. ON THE 20TH OF EACH MONTH. \$25 LATE FEES ARE APPLIED TO ANY ACCOUNT WHEN THE PAYMENT HAS NOT BEEN RECEIVED IN FULL BY THE 20TH.

7/17/23: "AFTER MUCH DISCUSSION, IT WAS GENERALLY AGREED THAT A STATEMENT WILL BE ADDED TO MEETING MINUTES AND AGENDAS AS SUGGESTED BY A HOMEOWNER THAT THERE IS A GENERAL UNDERSTANDING EXPRESSED AT TODAY'S MEETING THAT NO SCORIA WILL BE BROUGHT IN FOR THE MAIN ROADS OR MOVED TO THE MAIN ROADS UNLESS THERE IS AN EMERGENCY. (RESIDENT STATEMENT - DON'T BRING SCORIA IN JUST FOR MAINTENANCE.)"

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Mike A. Zmudzinski
Signature

Mike A. Zmudzinski
Printed Name

11-17-25
Date

Marvin Nail
Signature

Marvin Nail
Printed Name

11-17-25
Date

Mike Zmudzinski, President / 307-299-9091 / Marvin Nail, Vice President 307-680-8614 / Michael (Wally) Wilson,
Secretary/Treasurer