

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, September 8, 2025, 9:00 a.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette
Revised 9/8/25

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

Bobby Schmitz called the meeting to order at 9:07 a.m.

- I. **Water System Update** – The water system information was reviewed and discussed.
- II. **Minutes / Treasurer’s Report** – Travis Given moved to approve the July 14, 2025, budget hearing and regular meeting minutes as presented. Tim Volk seconded. Motion carried unanimously.
- III. **Treasurer’s Report** – The financial information and accounts receivable balances were reviewed. There was discussion on the roads and what, if any, road maintenance should be done this fall. Bobby Schmitz will talk to Melgaard Construction. Travis Given moved to accept the Treasurer’s Report, and transfer \$25,000.00 from the Money Market to Checking account. Tim Volk seconded. Motion carried unanimously.

RESERVES WyoStar I Account – Balance End of Last Meeting:	\$52,990.16
06/30/25 Interest	\$177.08
07/31/25 Interest	\$194.52
08/31/25 Interest	No statement yet.
(Minimum deposit \$1,000)	
Ending WyoStar Account Balance:	\$53,361.76

RESERVES WyoStar II Account – Balance End of Last Meeting:	\$263,801.83
08/31/25 Interest	No statement yet.
Interest / Investment return now posted quarterly (Minimum deposit \$25,000)	
Ending WyoStar II Account Balance:	\$263,801.83

Money Market Account Balance end of last meeting:	\$87,487.00
7/1-7/31/25 Deposits – Water	\$2,089.64
07/05/25 Deposit – Assessments	\$1,465.92
07/31/25 Interest	\$75.96
8/1-8/31/25 Deposits – Water	\$4,146.93
08/05/25 Deposit – Xpress bill pay	\$1,075.85
08/07/25 Deposit - Road fees	\$1,755.00
08/10/25 Deposit – Assessments	\$738.82
08/12/25 Ck# 9074 – Stone Gate – Transfer to Checking	\$13,000.00
08/31/25 Interest	\$74.91
09/05/25 Deposit – Xpress bill pay	No information yet.
Balance in Account Prior to Meeting:	\$85,910.03
09/08/25 Ck# 9075 – Stone Gate – Transfer to Checking	\$25,000.00
Ending Money Market Account Balance:	\$60,910.03
*Balance does not reflect any water overage payments since the end of the prior month	

Checking Account Balance end of last meeting: \$20,791.46

August Bills:			
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO PAY	City of Gillette	Bill 2112646 7/2-8/5/25 Regional water/242,000 gal.	\$1,235.28
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 7/1-8/1/25	\$1,688.27
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 7/1-8/1/25	\$147.74
2674	Cathey Consulting	Inv. 8248 – July Admin/Books/post.	\$660.00

2675	Dustbusters, Inc.	Inv. CD202519372 – 6,424 gallons dustguard \$8,286.96	\$17,340.18
		Inv. CD202519373 – 7,018 gallons dustguard \$9,053.22	
2676	Energy Laboratories	Inv. 725293 – Water testing	\$285.00
2677	Hawkins, Inc.	Inv. 7132027 – Chlorine \$20.00	\$474.50
		Inv. 7136964 – Chlorine \$454.50	
2678	Water Guy	Inv. 2025-841 – July Oper./Meters/Billing \$1,690.10	\$2,102.60
		Inv. 2025-879 – Locates June \$412.50	

TOTAL: \$23,933.57

Transfer from Money Market \$13,000.00

Checking Account Balance Prior to Meeting: \$9,857.89

September Bills:

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2130120 8/5-9/3/25 Regional water/367,000 gal.	\$1,621.53
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 8/1-9/1/25 \$1,592.62	\$1,737.87
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 8/1-9/1/25 \$145.25	
2679	9S Consulting	Inv. 2025-366 – 7/1/24-6/30/25 Self-Audit	\$500.00
2680	Cathey Consulting	Inv. 8294 – August Admin/Books/post.	\$660.00
2681	Energy Laboratories	Inv. 727618 – Water testing \$1,566.00	\$2,114.00
		Inv. 729486 – Water testing \$548.00	
2682	Hawkins, Inc.	Inv. 7168310 – Chlorine	\$10.00
2683	Water Guy	Inv. 2025-984 – Aug Oper./Meters/Billing \$1,690.10	\$1,858.85
		Inv. 2025-1029 – Shut off water for leak repair	
		4901 Stone Gate \$150.00	
		Inv. 2025-921 – Bounced check/Xpress bill pay \$18.75	

TOTAL: \$8,623.23

Transfer from Money Market \$25,000.00

Checking Account Balance Prior to Meeting: \$29,715.04

IV. Unfinished Business

- a. Review customer / construction issues - None at this meeting.
- b. 2025 road project – blade and dust control all roads / rock on Stone Lake and soft spots where needed – The County approved a grant of \$6,000 to assist with this spring’s road work costs. The District’s grant was limited due to the District hitting the maximum allowed in any 5 year period. The grant agreement, pay request, and affidavit and completion report were signed and will be submitted to the County. (Total road costs were \$41,990.18 and County grant reimbursement will be \$6,000.)
- c. July 30, 2025 Black Hills Energy Meeting / natural gas – Board members attended this meeting. Travis Given provided an update and explained how natural gas can save people money. The estimated annual savings when switching from Propane to Natural Gas should average about 50%. The cost is \$5,900 per lot to get the mains put in, and if you sign up for natural gas, there would be a refund of \$4,900 per lot, leaving a net cost of \$1000 per lot. \$3,500 is the cost for up to 450 feet of an individual’s service line from the main line, leaving a total estimated cost of about \$4,500 for someone to connect (longer service lines would cost more). \$397,000 is the main line cost. There was discussion on going door-to-door and talking to everyone or sending information out by e-mail. Travis Given will send an e-mail that will be forwarded to everyone on the e-mail list and mailed to everyone that is not on the e-mail list.

Thank you to Travis Given for all of his research and communications with Black Hills Energy!

- d. Director Election (March 17, 2026 – Given, Schmitz) – The first legal ad will run in the Gillette News-Record on November 25, 2025. Applications to be on the ballot are due between December 17th and January 6th.
- e. Transfer to Reserves (WyoStar I or WyoStar II) – Water Overages 7/1/24 – 6/30/25 \$52,894.91) – No transfer will be done at this time. There was discussion on either putting a pump in the well or plugging and abandoning the well. There has been no update from Water Guy. Tim Volk moved to spend up to \$10,000 to put a new pump in the well. Travis Given seconded. Motion carried unanimously.

V. New Business

- a) The Board reviewed and signed the Local Government Annual Report Summary for Fiscal Year ending 6/30/25 to submit to the Department of Audit along with the Self-Audit completed by Crystal Ninas and the Proof of Cash completed by Emily Cathey.

VI. Next Meeting – Monday, November 10, 2025, 9:00 a.m. (Regular Meeting)

2025 Meetings:

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

2026 Meetings:

Mon., Jan. 12, 2026, 9:00 a.m. / Mon., Mar. 9, 2026, 9:00 a.m. / Mon., May 11, 2026, 9:00 a.m.

Mon., July 13, 2026, 9:00 a.m. / Mon., Sept. 14, 2026, 9:00 a.m. / Mon., Nov. 9, 2026, 9:00 a.m.

MEETINGS ARE NORMALLY HELD ON THE 2ND MONDAY OF EVERY OTHER MONTH

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

(K² Technologies Building, Suite 106) – Entrance is on 4th Street

VII. Meeting adjourn – Tim Volk moved to adjourn. Travis Given seconded. The meeting was adjourned at 9:35 a.m.

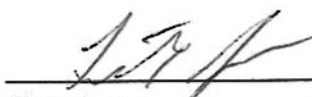
NOTES: The board reminds homeowners of the following:

- 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.waterguywyoming.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 (install pump in old water well)

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



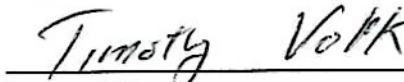
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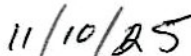
Printed Name



Printed Name



Date



Date

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