

Freedom Hills Improvement & Service District
Regular Meeting Minutes
Monday, November 17, 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, Gail Wilson, Arlene Simons, Jen Hackney, Andy Engesser, Doug Powers

Mike Zmudzinski called the meeting to order at 7:00 p.m.

- I. **Water System – Tank Replacement / Customer Issues –**
 - a. Delinquent Accounts / Shut Offs – Reports were reviewed. Water Guy sent an e-mail requesting the waiver of a late fee on Account 2600.01. There were no late fees in the past year. Mike Zmudzinski moved to waive the late fee on the account. Marvin Nail seconded. Motion carried unanimously.
 - b. Customer Billing Concerns – None
 - c. Water system / meter reading / billing and usage reports were reviewed.
 - d. Regional Water Connection – The Board authorized Helenanne Cathey to set up the District for auto bill pay for the City of Gillette billing for regional water.
 - e. Water Guy requested information on shut off / turn on fees. The consensus is that Water Guy should bill the customer the same thing that the District is billed for customer requested water shut off/turn on.
 - f. An e-mail was received from Kevin Schwaiger from the State Lands & Investments Board (SLIB) regarding conducting an on-site inspection between November 12 through 14 or November 18 through 21. The District’s engineer reached out to SLIB and the Board. Mike Zmudzinski will contact SLIB.
 - g. PFAS Testing - Mike Zmudzinski will sign the District up by December 5th for the free testing.

- II. **Minutes –** Mike Zmudzinski moved to approve the minutes for the October 27, 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. Mike Zmudzinski moved to accept the treasurer’s report, pay the bills as presented (and listed below) and transfer \$25,000.00 from the money market to checking account. Marvin Nail seconded. Motion carried unanimously.

Reserves Account Balance From Last Meeting Minutes	\$286,485.65
10/31/25 Interest	\$243.32
First Northern Bank Reserves Account Ending Balance:	\$286,728.97

Money Market Account Balance From Last Meeting Minutes	\$28,627.93
10/1-10/27/25 Water Deposits	\$1,804.23
Adjusted Balance Forward:	\$30,432.16
10/28-10/31/25 Water Deposits	\$105.00
10/31/25 Interest	\$93.36
11/06/25 Xpress Bill Pay Deposit	\$6,563.94
11/10/25 Assessments Deposit	\$68,371.34
First Northern Bank Money Market Account Start of Meeting:	\$105,565.80*
Ck# 152 – Transfer to Checking	\$25,000.00
First Northern Bank Money Market Account Ending Balance:	\$80,565.80*

**Does not reflect weekly water payments/deposits from the first of the month through the meeting date.*

Checking Account Balance From Last Meeting Minutes	\$12,523.59	
Bills To Be Paid At This Meeting:		
Ck# Vendor	Purpose	Amount
AUTO Powder River Ener. 10/1-11/1/25	Acct 1590226 Well #1 \$751.04	\$1,028.10
	Acct 1590427 – Well #2 \$227.48	
	Acct 2459426 – Entrance \$49.58	
AUTO Powder River Ener. 10/1-11/1/25	Acct 12277400 – Mailboxes/Community Bldg.	\$99.86
1433 Cathey Consulting, LLC	Inv. 8369 – Oct., 2025 Adm./Books/Compliance	\$1,100.00
1434 First Northern Bank of Wy.	Loan payment	\$1,545.33
1435 Kieffer Sanitation	Inv. 4919529T020 – Garbage Rem. 10/1-10/31/25	\$3,069.90

1436	Liberty Mutual Insurance	Insurance 11/15/25 – 11/15/26	\$10,550.00
1437	Water Guy, LLC	Inv. 2025-1242 – Oct. Oper./Meters./Billing/ \$2,292.75	\$2,733.95
		Inv. 2025-1200 – Chlorine not feeding properly – rebuilt solenoid \$171.20	
		Inv. 2025-1294 – Shut off water for nonpayment \$180.00	
		Inv. 2025-1297 – Shut off water per homeowner 50 Freedom Rd \$90.00	
TOTAL BILLS PAID:			\$20,127.14
Transfer from Money Market Account:		\$25,000.00	
Checking Account Balance End of Meeting:			\$17,396.45
Receivables Balance: \$138,580.11 (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. Mike Zmudzinski reported that he tried to talk to someone at PCA Engineering, but he didn't hear back from them. We are waiting for cost estimates. Once the drainage is addressed on Mallard, better material can be put down on other roads. The drainage has to be addressed first.
- 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

There was discussion on the road work that Schrank Grading did. Mike Zmudzinski will talk to Reggie Schrank. A suggestion was made to stop blading the roads at all and only put down the crushed asphalt as we can. The Board commented that some maintenance has to be done or the roads get out of hand. There was discussion on the J-base that was put down underneath the crushed asphalt last year. Mike Zmudzinski reported that the road experts have said that the roads need a base put down underneath the crushed asphalt. Some people are unhappy with the work that Schrank Grading did and other people are happy with the work he did. Wally Wilson explained the concerns with Schrank Grading – Wally drove the roads and explained what needed to be done on the roads and he didn't feel like Schrank Grading did the work as they had discussed.

- 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. 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. Thank you to Ed McNair for doing the work on the septic repairs.

V. New Business

a. Open to the Public –

- i. Ed McNair reported that the hydrant near 47 Meadowlark worked perfectly when the fire department responded to a fire recently.
- ii. Concerns were noted about a single wide trailer sitting by the road at 6 Freedom Road. A reminder that only one home can be hooked up to a tap.
- iii. With DRM cleaning up the project, there are a number of things that need to be addressed. The homeowners at the meeting gave a list of items to Mike Zmudzinski to report to DRM that need to be addressed. Arlene Simons reported that the Visionary and regional water line are all part of the same project with HDR Engineering the engineer on the project.

II. Next meeting dates and location – **MONDAY, DECEMBER 15, 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., Dec. 15, 2025, 7:00 p.m.

2026 Meetings:

Mon., Jan. 19, 2026, 7:00 p.m. / Mon., Feb. 16, 2026, 7:00 p.m. / Mon. Mar. 16, 2026, 7:00 p.m.

Mon., Apr. 20, 2026, 7:00 p.m. / Mon. May 18, 2026, 7:00 p.m. / Mon., June 15, 2026, 7:00 p.m.

Mon., July 20, 2026, 7:00 p.m. / Mon. Aug. 17, 2026, 7:00 p.m. / Mon., Sept. 21, 2026, 7:00 p.m.

Mon., Oct. 19, 2026, 7:00 p.m. / Mon., Nov. 16, 2026, 7:00 p.m. / Mon., Dec. 21, 2026, 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. Wally Wilson seconded. The meeting was adjourned at 7:51 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

12-15-25
Date

Marvin Nail
Signature

Marvin Nail
Printed Name

12-15-25
Date

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