

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

Tuesday, December 2, 2025, 12:00 p.m., 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Katie Balamut, Lynne Gray, Jason Snyder
OTHERS PRESENT: Helenanne Cathey

Lynne Gray called the meeting to order at 12:00 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. Katie Balamut moved to approve the minutes for the regular meeting on November 4, 2025, accept the Treasurer’s report, pay bills, and transfer \$10,000.00 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):	\$120,039.37
10/31/25 Interest	\$107.10
11/30/25 Interest	No statement yet.
Reserve Fund Balance:	\$120,146.47

Savings Account (Balance from Last Meeting Minutes):	\$57,636.06
10/31/25 Interest	\$52.83
11/1-11/4/25 Deposits – Water	\$0
11/6/25 Deposit – Xpress bill pay	\$285.54
11/10/25 Deposit – Assessments	\$36,341.61
11/5-11/30/25 Deposits – Water	\$65.00
11/30/25 Interest	No statement yet.
12/05/25 Deposit – Xpress bill pay	No reports yet.

Savings Balance: **\$94,381.04***

12/02/25 Ck# 1232 Transfer to Checking	\$10,000.00
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Savings Balance End of Meeting: **\$84,381.04***

**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.*

Checking Account (Balance from Last Meeting Minutes): \$6,240.86

Bills Paid:

AUTO City of Gillette – Bill # 2164096 – Water 10/1-11/3/25, 305,000 gallons	\$1,294.95
AUTO Powder River En. – Acct 9650701-10/1-11/1/25 electricity	\$432.67

Checking Balance Prior to Meeting: **\$4,513.24**

Bills Paid at Current Meeting:

AUTO City of Gillette –	No bill yet.
AUTO Powder River En. – Acct 9650701-11/1-12/1/25 electricity	No bill yet.
Ck# 1790 Cathey Consulting – Inv. 8403 – Nov. Adm./Books	\$500.00
Ck# 1791 C N A Surety – Bond / Board 1/20/26-1/20/27	\$200.00
Ck# 1792 Rock Solid Solutions & Services, LLC – Inv. 310 – hauled & spread 4 tons of road armor in pot holes & mowed ditches	\$2,200.00
Ck# 1793 Water Guy – Inv. 2025-1370–Nov. Water Oper./Billing	\$1,750.73
\$1,117.30	
- Inv. 2025-1342 – Locates in August \$150.00	
- Inv. 2025-1318 – Locates in September \$483.43	

TOTAL BILLS: **\$4,650.73**

Transfer from Savings \$10,000.00
Checking Account Balance at End of Meeting: \$9,862.51

III. Unfinished Business

- a) Backup Generator / County grant – No update.
- b) Mowing / Road Work – Rock Solid Solutions mowed the ditches and repaired pot holes. Their invoice was paid at this meeting.
- c) 2026 meetings were scheduled (see below)

IV. New Business

- a) Lynne Gray reported that a resident called and asked that the District lower the speed limit to 15 mph. State statute sets the speed limit on public roads. The District can't just lower the speed limit. The District would have to pay for a speed study to see if the roads warrant a lower speed limit, but the results of the speed study could result in a higher speed limit rather than a lower speed limit.
- b) Annual election of officers – Katie Balamut moved to keep the same slate of officers for the next year (Lynne Gray, President / Jason Snyder, Vice President / Katie Balamut, Secretary/Treasurer). Lynne Gray seconded. Motion passed by consensus.

Katie Balamut moved to adjourn. Lynne Gray seconded. The meeting was adjourned at 12:10 p.m.

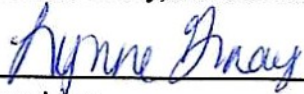
Next Meeting: Tuesday, January 27, 2026, 12:00 p.m. at the office of Cathey Consulting.

2026 Meetings:

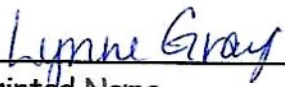
Tues., Jan. 27, 2026, 12:00 p.m. / Tues., Feb. 24, 2026, 12:00 p.m. / Tues., Mar. 24, 2026, 12:00 p.m.
Tues., Apr. 21, 2026, 12:00 p.m. / Tues., May 19, 2026, 12:00 p.m. / Tues., June 16, 2026, 12:00 p.m.
Tues., July 14, 2026, 12:00 p.m. / Tues., Aug. 11, 2026, 12:00 p.m. / Tues., Sept. 8, 2026, 12:00 p.m.
Tues., Oct. 6, 2026, 12:00 p.m. / Tues., Nov. 3, 2026, 12:00 p.m. / Tues., Dec. 1, 2026, 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 4TH STREET, GILLETTE.

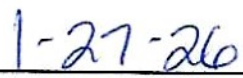
Respectfully submitted,
Helenanne Cathey, Assistant to the Board



Signature



Printed Name



Date



Signature



Printed Name



Date

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