

Freedom Hills Improvement & Service District
Regular Meeting Minutes
Monday, December 15, 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, Arlene Simons, Gail Wilson, Patsy Sowers, Ed McNair

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.
 - b. Water Guy sent an e-mail on behalf of a customer who asked if the Board would help her with a leak. There were questions about the billing on the account (2567.02). It isn't clear what the customer is asking for. The consensus is that the Board needs more information. Mike Zmudzinski will contact Water Guy to see if the customer has got the leak fixed and find out more details on what the customer is requesting. This will be discussed at the next meeting.
 - c. Water system / meter reading / billing and usage reports were reviewed.
 - d. Mike Zmudzinski left messages for but was unable to connect with the person from SLIB. They wanted to look at the water tank project. This item will be removed from the agenda.
 - e. Mike Zmudzinski signed the District up for the free PFAS testing.
- II. **Minutes –** Mike Zmudzinski moved to approve the minutes for the November 17, 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 \$10,000.00 from the money market to checking account. Marvin Nail seconded. Motion carried unanimously.

Reserves Account Balance From Last Meeting Minutes		\$286,728.97
11/30/25 Interest	\$235.67	
First Northern Bank Reserves Account Ending Balance:		\$286,964.64

Money Market Account Balance From Last Meeting Minutes		\$80,565.80
11/1-11/17/25 Water Deposits	\$1,347.01	
Adjusted Balance Forward:		\$81,912.81
11/18-11/30/25 Water Deposits	\$880.05	
11/30/25 Interest	\$61.52	
12/05/25 Xpress Bill Pay Deposit	\$6,131.55	
12/10/25 Assessments Deposit	\$16,936.02	
First Northern Bank Money Market Account Start of Meeting:		\$105,921.95*
Ck# 153 – Transfer to Checking	\$10,000.00	
First Northern Bank Money Market Account Ending Balance:		\$95,921.95*

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

Checking Account Balance From Last Meeting Minutes		\$17,396.45	
Bills To Be Paid At This Meeting:			
Ck#	Vendor	Purpose	Amount
AUTO	Powder River Ener. 11/1-12/1/25	Acct 1590226 Well #1 \$761.68	\$1,002.51
		Acct 1590427 – Well #2 \$191.25	
		Acct 2459426 – Entrance \$49.58	
AUTO	Powder River Ener. 11/1-12/1/25	Acct 12277400 – Mailboxes/Community Bldg.	\$149.06
1438	Cathey Consulting, LLC	Inv. 8413 – Nov., 2025 Adm./Books/Compliance	\$1,100.00
1439	First Northern Bank of Wy.	Loan payment	\$1,545.33
1440	Hawkins, Inc.	Inv. 7257213 – Chlorine	\$30.00
1441	Kieffer Sanitation	Inv. 4944059T020 – Garbage Rem. 11/1-11/30/25	\$3,069.90
1442	News-Record	Inv. 48555 – Director election legal ad	\$130.00
1443	Water Guy, LLC	Inv. 2025-1396 – . Opr./Meters./Billing/	\$2,866.50
		\$2,292.75	

	Inv. 2025-1323 – Locates – September \$262.50	
	Inv. 2025-1307 – Shut off/turn on water \$180.00	
	Inv. 2025-1351 – Locates – August \$112.50	
	Inv. 2025-1442 – Bounced check \$18.75	
TOTAL BILLS PAID:		
Transfer from Money Market Account:	\$10,000.00	\$9,893.30
Checking Account Balance End of Meeting:		\$17,503.15
Receivables Balance: \$121,153.74 (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 talked to Bob with PCA Engineering. They anticipated an update for this meeting, but nothing was received prior to the meeting. Hopefully there will be an update at 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) – Applications to be on the ballot are due between December 17, 2025 and January 6, 2026. The application is available online at www.catheyconsulting.net.
- 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.

V. New Business

- a. The insurance policy was available for review and will be filed.
- b. Open to the Public –
 - i. Mike Zmudzinski will follow up with DRM and Reggie Schrank regarding some road issues.
 - ii. The light needs fixed on the Freedom Hills community building. Mike Zmudzinski moved to have Ed McNair get the outdoor light fixed. Wally Wilson seconded. Motion carried unanimously.
 - iii. Mike Zmudzinski suggested that the District replace the speed limit signs with 30 mph speed limit signs. There was discussion on the speed limit signs being posted and the concern with raising the speed limit to 30 instead of 20. How fast will people go then? The problem is that the Sheriff's Office can't enforce a speed limit unless it's posted accurately, and state statute sets the subdivision speed limit at 30 mph. Mike Zmudzinski moved to change the speed limit signs to 30 mph. Wally Nail seconded. Motion carried unanimously. Mike Zmudzinski will count how many signs and posts are needed and let Helenanne Cathey know so she can order them from the County. The County will provide the signs at no cost to the District. There is still a concern that the 30 mph will make people think they can go even faster. Again, the only way to get the Sheriff's office to patrol is to post the accurate speed limit on the roads. A concern was expressed that they won't patrol anyway even if it's posted at 30 mph. Anyone concerned about the speeding on the roads needs to call the Sheriff's office – maybe they will patrol more if enough people complain. Maybe a deputy would attend a meeting to talk to the group about the concerns.

II. Next meeting dates and location – MONDAY, JANUARY 19, 2026, 7:00 p.m. (REGULAR MEETING) at the Freedom Hills Community Building at 12 Chickadee.

Upcoming Meetings – 3rd Monday each month

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. Marvin Nail seconded. The meeting was adjourned at 7:34 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

Marvin Nail
Signature

Mike A. Zmudzinski
Printed Name

Marvin Nail
Printed Name

1-19-26
Date

1-19-26
Date

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