

**Pineview Improvement and Service District
Regular Meeting
MINUTES
Monday, December 8, 2025, 5:00 p.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Nancy Bock, David Collins, Darlene Fetters
OTHERS PRESENT: Helennane Cathey, Scott Robinson, Adam Gregg

David Collins called the meeting to order at 5:00 p.m.

- I. **Customer Concerns / Requests –**
 - a. No update from the owner of 33 Pineview regarding the possibility of tapping into the District’s water system.
- II. **Minutes Approval –** David Collins moved to approve the minutes for the November 10, 2025, regular meeting as written. Nancy Bock seconded. Motion carried unanimously.
- III. **Treasurers Report / Pay Bills / Sign Bank Statements –** The bills were reviewed. David Collins moved to accept the Treasurer’s Report and pay bills as presented and listed below. Nancy Bock seconded. Motion carried unanimously.

Water Account Balance Forward From Last Meeting:			\$3,318.69
11/1-11/10/25	Deposits – Water	\$220.00	
11/10/25	Deposit – Assessments	\$9,128.00	
Adjusted Balance Forward:			\$12,666.69
11/11-11/30/25	Deposits – Water	\$677.88	
11/30/25	Interest	\$4.54	
12/06//25	Deposit – Xpress bill pay	No statement yet.	
Balance Prior to Bill Payments:			\$13,349.11*
Bills paid and transfers at this meeting:			
<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity 11/1/25-12/1/25	No bill yet.
1534	Cathey Consulting	Inv. 8426 – Nov., 2025 Admin/Books/Compl.	\$551.25
1535	Pineview ISD	10/31/25 Assessments to Roads Account	\$3,024.00
1536	Water Guy, LLC	Inv. 2025-1416 – Nov, 2025 Water Operator/meters/ billing \$879.30	\$1,082.17
		Inv. 2025-1313 – Replace broken pit lid \$165.37	
		Inv. 2025-1356 – Locate 8/4/25 \$37.50	
TOTAL			\$4,657.42
BANK BALANCE END OF MEETING (WATER):			\$8,691.69*

**This balance does not reflect Water Guy deposits since the first of the month..
(Note: Loan payments due 10/15/25: \$8,122.93 + 3,881.05 = \$12,003.98)*

Roads Account Balance Forward From Last Meeting:			\$4,055.15
11/30/25	Interest	\$1.73	
Roads Account Balance Prior to Meeting:			\$4,056.88
12/08/25	10/31/25 Assessments transferred from Water Account for Roads	\$3,024.00	
BANK BALANCE END OF MEETING (ROADS)			\$7,080.88
Water System Reserve Account Balance Forward From Last Meeting:			\$16,546.12
11/30/25	Interest	\$13.60	
Water System Reserve Account Balance Prior to Meeting:			\$16,559.72

(Reserve account must have a minimum of \$12,003.98 at all times.)
Receivables were reviewed.

IV. Water System Update –

- a. The water system information was reviewed.
- b. Lead service line inventory / Water Guy – no update
- c. Account 2702.03 – There was discussion on this past due account. David Collins looked at the property, and it looks vacant. Water Guy was contacted to shut off the water to the property. It has been shut off for about three weeks. David Collins moved to file a lien against account 2702.03 (63 Pineview Drive). Nancy Bock seconded. Motion carried unanimously. Helenanne Cathey will reach out to an attorney she has worked with for other Districts to draw up a lien.
- d. PFAS Testing – David Collins went to Water Guy’s office and signed Pineview up for the free PFAS testing.

V. Roads – No discussion

VI. Unfinished Business

- a. David Collins left a message for the insurance agent, but he still has not heard back from them.

VII. New Business

- a. There was discussion on the power outage that occurred last month. The generator didn’t come on. Water Guy reported that none of the generators kicked on for other Districts either. It was likely because of the numerous power surges that occurred, but it doesn’t appear there were any damages to the generator or water system due to the power surges.

VIII. Upcoming Meetings:

2026 Meetings:

Mon., Jan. 5, 2026, 5:00 p.m. / Mon. Feb. 2, 2026, 5:00 p.m. / Mon., Mar. 2, 2026, 5:00 p.m. /
 Mon., Apr. 27, 2026, 5:00 p.m. / Mon., May 11, 2026, 5:00 p.m. / June 22, 2026, 5:00 p.m. /
 Mon., July 20, 2026, 5:00 p.m. / Mon., Aug. 17, 2026, 5:00 p.m. / Mon., Sept. 14, 2026, 5:00 p.m.
 Mon., Oct. 12, 2026, 5:00 p.m. / Mon., Nov. 9, 2026, 5:00 p.m. / Mon., Dec. 7, 2026, 5:00 p.m.

IX. Adjourn – David Collins adjourned the meeting at 5:19 p.m.

NOTES TO LANDOWNERS:

- **PLEASE DO NOT DRAG OR BLADE THE ROADS WITHOUT BOARD AUTHORIZATION. ANYONE INTERESTED IN HELPING TO MAINTAIN THE ROADS IS INVITED TO PLEASE ATTEND A DISTRICT MEETING!**
- **NO MUD BOGGING ON THE ROADS!**
- **SLOW DOWN ON THE ROADS AND STAY ON THE ROAD!**
- **WHENEVER THERE IS A PROBLEM WITH THE WATER SYSTEM, RESIDENTS NEED TO CALL WATER GUY AT 307-299-3544 OR 307-299-9911.**
- **A REMINDER TO STAY OUT OF METER PITS. ANY DAMAGE AS A RESULT OF GETTING INTO METERS, METER PIT, WIRES, ETC. WILL BE BILLED TO LANDOWNERS.**

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

David Collins
Signature

Nancy Bock
Signature

David Collins
Printed Name

Nancy Bock
Printed Name

1-5-26
Date

1-5-26
Date