



	meters read / billing	
1909 Tom Zebroski	Mowing / Disc arena / Clean up	\$475.00
<b>TOTAL BILLS:</b>		<b>\$3,610.57</b>
<b>Balance End of Meeting:</b>		<b>\$79,148.03*</b>

\*Balance does not reflect Water Guy deposits since the end of the prior month except the Xpress Bill Pay Deposit.

**IV. Water System Update / Water Meter Readings** – The water system information was reviewed and discussed.

**V. Unfinished Business**

- a. Roads – crushed asphalt – No one has any crushed asphalt at this time. Board members agree to continue to look for crushed asphalt next year.
- b. Clean up arena and sign area – This has been done.
- c. Signs for entrances for the District – This is ongoing. No update.
- d. Director Election March 17, 2026 – Hipsag, Zebroski – 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 17<sup>th</sup> and January 6<sup>th</sup>.

**VI. New Business**

- a. PFAS Initial Testing – Water Guy and Wyoming Association of Rural Water Systems sent letters regarding the initial testing for PFAS at no cost to the District. Zeke Zebroski will talk to Water Guy about this.
- b. A letter was received from Jade Owls and Barn Owls. They are applying to convert a producing well to an injector well. It is within a ½ mile radius of the District’s well. The consensus is that Zeke Zebroski look into the project and take action on behalf of the District if needed.
- c. Jeff Carter reported that he heard from a homeowner that was having issues with water pressure. The homeowner contacted Water Guy. There has been no further update.

**Adjournment** – Zeke Zebroski moved to adjourn the meeting. Jeff Carter seconded. The meeting was adjourned at 4:53 p.m.

**NOTES / REMINDERS:**

Animal Control can be contacted by calling 686-5249 or call the Sheriff’s Office at 682-7271. A reminder that the covenants state the following:

Livestock and pets (dogs and cats) will be permitted, provided they are kept under control in an area that is adequately fenced and the premises are kept in a clean and sanitary condition.

Please be sure to spray or mow the weeds on your property. You can call Campbell County Weed and Pest at 682-4369 to find out more about sprays for specific weeds.

Please remember that any new construction needs to be approved by the Board.

**Building:** If you are planning on building, plans **MUST** be submitted to the Board prior to any building per the District’s covenants. To protect homeowners and the District, a copy of the plans should be submitted for the District’s files. Please remember that covenants are enforced!

**Article XI**

**Temporary and Guest Quarters**

**With the exception of a motor home or travel trailer as allowed in this Article, no structure of a temporary character, such as a mobile home, basement, tent, shack, garage or other building shall be used on any Tract at any time as a residence, either temporarily or permanently. However:**

- (a) **An Owner or Owner’s guest may locate or live in a motor home or travel trailer on a Tract for up to three separate ten-day periods per calendar year provided that the motor home or travel trailer is removed from the Tract for at least ten days between the periods of location and occupancy.**

(b) An Owner may locate and live in a motor home or travel trailer on his or her Tract for a period not to exceed eighteen (18) months during the term of actual construction of the permanent dwelling upon the Tract. The motor home or travel trailer shall be promptly removed or stored after completion of the permanent residence pursuant to these Covenants.

**Upcoming Meetings: Tuesday, January 13, 2026, 4:30 p.m. (Regular Meeting)**

**Other Upcoming Meetings:**

**2026 Meetings:**

**Tues., Jan. 13, 2026, 4:30 p.m. / Tues., Mar. 10, 2026, 4:30 p.m. / Tues., May 12, 2026, 4:30 p.m.**

**Tues., July 14, 2026, 4:30 p.m. / Tues., Sept. 8, 2026, 4:30 p.m. / Tues., Nov. 10, 2026, 4:30 p.m.**

**Meeting Schedule: Every other odd month (January, March, May, July, September, November) on the second Tuesday at 4:30 p.m.**

Meetings are held at the office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette (City Hall Mall / K2 Technologies Building) – entrance is on 4<sup>th</sup> Street across from Arrow Printing.

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

Minutes Approval:

Zeke Zebroski  
Signature

Zeke Zebroski  
Printed Name

1-13-26  
Date

Jeff Carter  
Signature

Jeff Carter  
Printed Name

1-13-26  
Date

Zeke Zebroski, President (307-660-8733) / Jeff Carter, Vice President (307-660-5837) /  
Troy Hipsag, Secretary/Treasurer (307-299-8901)