

Stone Gate Estates Improvement & Service District
Regular Meeting
MINUTES
Monday, November 10, 2025, 9:00 a.m.
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Travis Given, Bobby Schmitz, Tim Volk
OTHERS PRESENT: Helenanne Cathey

Bobby Schmitz called the meeting to order at 9:00 a.m.

- I. **Water System Update** – The water system information was reviewed and discussed. The pump was installed. It was cheaper to make the well functional and eligible for possible use in the future than it was to abandon it. There haven't been any water quality complaints in quite a while.
- II. **Minutes / Treasurer's Report** – Travis Given moved to approve the September 8, 2025, regular meeting minutes as presented. Tim Volk seconded. Motion carried unanimously.
- III. **Treasurer's Report** – The financial information and accounts receivable balances were reviewed. Another bill will be coming from Water Guy for installing a hydrant and for a few repairs and from Melgaard blading the roads. Travis Given moved to accept the Treasurer's Report, and transfer \$20,000.00 from the Money Market to Checking account. Tim Volk seconded. Motion carried unanimously.

RESERVES WyoStar I Account – Balance End of Last Meeting:	\$53,361.76
08/31/25 Interest	\$180.34
09/30/25 Interest	\$176.12
10/31/25 Interest	No statement yet.
(Minimum deposit \$1,000)	
Ending WyoStar Account Balance:	\$53,718.22
RESERVES WyoStar II Account – Balance End of Last Meeting:	\$263,801.83
08/31/25 Interest	\$2,850.70
Interest / Investment return now posted quarterly (Minimum deposit \$25,000)	
Ending WyoStar II Account Balance:	\$266,652.53
Money Market Account Balance end of last meeting:	\$60,910.03
9/1-9/8/25 Deposits – Water	\$1,614.25
Adjusted Balance Forward:	\$62,524.28
09/09/25 Deposit – Xpress bill pay	\$3,238.67
9/9-9/30/25 Deposits – Water	\$4,993.88
09/30/25 Interest	\$60.59
10/1-10/31/25 Deposits – Water	\$6,113.03
10/05/25 Deposit – Xpress bill pay	\$3,125.78
10/10/25 Deposit – Assessments	\$2,880.00
10/17/25 Deposit – County Grant	\$6,000.00
10/31/25 Interest	\$68.49
11/05/25 Deposit – Xpress bill pay	\$3,522.06
Balance in Account Prior to Meeting:	\$92,526.78
11/10/25 Ck# 9076 – Stone Gate – Transfer to Checking	\$20,000.00
Ending Money Market Account Balance:	\$72,526.78
*Balance does not reflect any water overage payments since the end of the prior month	

Checking Account Balance end of last meeting:	\$29,715.04		
Additional September Bills:			
<u>Check #</u> <u>Payee</u> <u>Purpose</u> <u>Amount</u>			
AUTO PAY	City of Gillette	Bill 2130120 8/5-9/3/25 Regional water/367,000 gal.	\$1,621.53
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 8/1-9/1/25	\$1,737.87

AUTO PAY	Powder River Energy	Acct 8443000 Electricity 8/1-9/1/25	\$145.25
October Bills:			
Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2147644 9/3-10/2/25 Regional water/245,000 gal.	\$1,244.55
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 9/1-10/1/25	\$1,424.91
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 9/1-10/1/25	\$137.87
2684	Cathey Consulting	Inv. 8337 – Sept. Admin/Books/post.	\$660.00
2685	Hawkins, Inc.	Inv. 7196056 – Chlorine \$461.00	\$481.00
		Inv. 7197309 – Chlorine \$10.00	
		Inv. 7226165 – Chlorine \$10.00	
2686	JC Well Service LLC	Inv. 15998 – Splice in new pump & motor in well	\$9,037.40
2687	One-Call of Wyoming	Inv. 77259 – Locates July, Aug., Sept.	\$29.40
2688	Postmaster	Annual box fee	\$226.00
2689	Water Guy	Inv. 2025-1132 – Sep. Oper./Meters/Billing	\$1,690.10
		Inv. 2025-1168 – Locates July \$399.16	
		Inv. 2025-1167 – Locate 7/28/25 \$37.50	
TOTAL:			\$15,367.89

10/20/25 – Duplicate payment (City of Gillette said account was set up under both billing systems – resulted in credit on the account.

AUTO PAY	City of Gillette	Bill 2147644 9/3-10/2/25 Regional water/245,000 gal.	\$1,244.55
Bank Balance Prior to Paying Bills This Month:			\$9,743.20

November Bills:

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2130120 10/2-11/4/25 Regional water/0 gal.	\$487.50
		Last month's bill paid through two different auto pay system's through City of Gillette (\$1,244.55) – Credit account paid current month's bill of \$487.50 leaving a credit balance of \$757.05	
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 10/1-11/1/25	\$682.44
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 10/1-11/1/25	\$101.84
2690	Cathey Consulting	Inv. 8393 – October Admin/Books/post.	\$680.00
		Inv. 8352 – Mailing to people not on e-mail \$20.00	
2691	Water Guy	Inv. 2025-1272 – Oct Oper./Meters/Billing	\$1,690.10
TOTAL:			\$3,154.38
Transfer from Money Market		\$20,000.00	
Checking Account Balance Prior to Meeting:			\$26,588.82

IV. Unfinished Business

- a. Review customer / construction issues - None at this meeting.
- b. Black Hills Energy Meeting / natural gas –Travis Given provided an update on the survey that was e-mailed and mailed. Only about 50% of the residents responded. There was a discussion on moving forward on the streets where all of the people or almost all of the people are interested in natural gas. Example – going from Force Road to the stop sign in Red Hills on Stone Place because several homeowners in Red Hills are interested as well as almost all of the homeowners on that street in Stone Gate. Stone Crest was discussed. The consensus is to continue to try to get responses from people who haven't responded.
- c. Director Election (March 17, 2026 – Given, Schmitz) – 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 17th and January 6th. The application can be found online at www.catheyconsulting.net or from the office of Cathey Consulting at 307-685-8235 or hlcathey@collinscom.net. There are two director positions open. If anyone is interested in serving on the Board or wants to be more involved with the District, you are encouraged to contact a Board member or come to the next meeting or fill out the application to be on the ballot. Bobby Schmitz and Travis Given are willing to run again, but they encourage residents to get involved and consider being on the Board.
- d. Melgaard bladed the roads. It rained about two days after the roads were bladed, so Bobby Schmitz met with John Melgaard and looked at the roads. No one was really happy about the condition of the roads after the rain. There was discussion on the pot holes and why the road keeps pot holing in the exact same spots. The

Board feels they aren't cutting deep enough to cut the pot holes out. They will address those areas in the spring, and the Board will look at a different aggregate as Melgaard is recommending something different.

V. New Business

- a) PFAS Testing – Letters were received from Water Guy and Wyoming Association of Rural Water Systems regarding funding for the initial PFAS testing. A Board member will contact Cheyenne at Water Guy to sign up for the free initial testing.

VI. Next Meeting – Monday, January 12, 2026, 9:00 a.m. (Regular Meeting)

2026 Meetings:

Mon., Jan. 12, 2026, 9:00 a.m. / Mon., Mar. 9, 2026, 9:00 a.m. / Mon., May 11, 2026, 9:00 a.m.
Mon., July 13, 2026, 9:00 a.m. / Mon., Sept. 14, 2026, 9:00 a.m. / Mon., Nov. 9, 2026, 9:00 a.m.

MEETINGS ARE NORMALLY HELD ON THE 2ND MONDAY OF EVERY OTHER MONTH

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106
(K² Technologies Building, Suite 106) – Entrance is on 4th Street

VII. Meeting adjourn – Tim Volk moved to adjourn. Travis Given seconded. The meeting was adjourned at 9:37 a.m.

NOTES: The board reminds homeowners of the following:

- a. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner's responsibility.
- b. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- c. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- d. 3/27/23 – Any Board member authorized to call a contractor out to plow snow if needed.
- e. Check out Water Guy's Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to www.wateryuywyoming.com for a link and for other information.
- f. Minutes will be distributed to the email list and online after the Board has approved the minutes at meetings. Draft minutes will not be e-mailed or posted online.
- g. Annual Reserves Transfer for 25-26 - \$52,894.91 was the overages for 24-25, but the Board chose not to transfer anything yet (7/14/25 meeting) because of upcoming costs (install pump in old water well)

Respectfully submitted,
Helenanne Cathey, Assistant to the Board of Directors



Signature



Signature



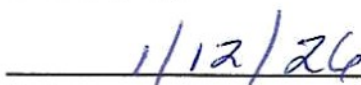
Printed Name



Printed Name



Date



Date

Robert (Bobby) Schmitz, President (680-4920) / Travis Given, Treasurer / Tim Volk, Secretary