

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

Tuesday, January 27, 2026, 12:00 p.m., 400 South Gillette Avenue, Suite 106, Gillette

BOARD MEMBERS PRESENT: Lynne Gray, Jason Snyder
BOARD MEMBERS NOT PRESENT: Katie Balamut
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. Lynne Gray moved to approve the minutes for the regular meeting on December 2, 2025, accept the Treasurer’s report, pay bills, and transfer \$5,000.00 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):		\$120,146.47
11/30/25	Interest	\$99.78
12/31/25	Interest	\$102.17
Reserve Fund Balance:		\$120,348.42

Savings Account (Balance from Last Meeting Minutes):		\$84,381.04
11/30/25	Interest	\$69.01
12/05/25	Deposit – Xpress bill pay	\$232.77
12/10/25	Deposit – Assessments	\$780.77
12/1-12/31	Deposits – Water	\$505.90
12/31/25	Interest	\$73.14
01/05/26	Deposit – Xpress bill pay	\$44.62
Savings Balance:		\$86,087.25*
01/27/26	Ck# 1233 Transfer to Checking	\$5,000.00
Savings Balance End of Meeting:		\$81,087.25*

**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):		\$9,862.51
Bills Paid:		
AUTO	City of Gillette – Bill #2181655 – Water 11/3-12/1/25 225,000 gallons	\$1,047.75
AUTO	Powder River En. – Acct 9650701-11/1-12/1/25 electricity	\$373.56
Checking Balance Prior to Meeting:		\$8,441.20
Bills Paid at Current Meeting:		
AUTO	City of Gillette – Bill #2199175 – Water 12/1-1/1/26 190,000 gallons	\$939.60
AUTO	Powder River En. – Acct 9650701-12/1-1/1/26 electricity	\$495.64
Ck# 1794	Cathey Consulting – Inv. 8448 – Dec. Adm./Books	\$500.00
Ck# 1795	State Farm – Insurance 3/15/26-3/15/27	\$1,577.00
Ck# 1796	Water Guy – Inv. 2025-1487–Dec. Water Oper./Billing	\$1,117.30
TOTAL BILLS:		\$4,629.54
Transfer from Savings		\$5,000.00
Checking Account Balance at End of Meeting:		\$8,811.66

III. Unfinished Business

- a) Backup Generator / County grant – No update.

IV. New Business

- a) A letter was received from Water Guy explaining that their labor rates increased on January 1st, and the monthly rate will increase by 6% starting July 1st.

Lynne Gray adjourned the meeting at 12:29 p.m.

Next Meeting: Tuesday, February 24, 2026, 12:00 p.m. at the office of Cathey Consulting.

2026 Meetings:

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.

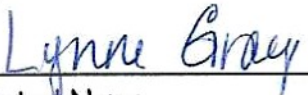
Tues., Oct. 6, 2026, 12:00 p.m. / Tues., Nov. 3, 2026, 12:00 p.m. / Tues., Dec. 1, 2026, 12:00 p.m.

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.

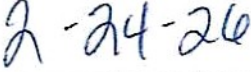
Respectfully submitted,
Helenanne Cathey, Assistant to the Board



Signature



Printed Name



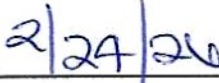
Date



Signature



Printed Name



Date

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