

Freedom Hills Improvement & Service District
Regular Meeting Minutes
Monday, January 19, 2026, 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, Ed McNair, Kevin Milhous, Patsy Sowers, Arlene Simons

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. Account 2567.02 request for assistance with water leak - Mike Zmudzinski reported that the homeowner had two months that had high usage and then their usage went back to normal. No specific request was made. This item will be removed from the agenda.
 - c. Water system / meter reading / billing and usage reports were reviewed.
 - a. Water Guy sent a memo regarding rate increases for 2026. Their labor rates increased January 1st, and the monthly fee will increase by 6% starting July 1st.
- II. **Minutes –** Mike Zmudzinski moved to approve the minutes for the December 15, 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 \$14,000.00 from the money market to checking account. Marvin Nail seconded. Motion carried unanimously.

Reserves Account Balance From Last Meeting Minutes	\$286,964.64
12/31/25 Interest	\$243.72
First Northern Bank Reserves Account Ending Balance:	\$287,208.36

Money Market Account Balance From Last Meeting Minutes	\$95,921.95
12/1-12/15/25 Water Deposits	\$1,080.00
Adjusted Balance Forward:	\$97,001.95
12/16-12/31/25 Water Deposits	\$1,248.96
12/31/25 Interest	\$82.19
01/06/06 Xpress Bill Pay Deposit	\$5,115.85
01/06/26 PR Energy Cap. Cr. Deposit	\$1,208.40
01/10/26 Assessments Deposit	\$8,811.96
First Northern Bank Money Market Account Start of Meeting:	\$113,469.31*
Ck# 154 – Transfer to Checking	\$14,000.00
First Northern Bank Money Market Account Ending Balance:	\$99,469.31*

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

Checking Account Balance From Last Meeting Minutes	\$17,503.15
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Bills To Be Paid At This Meeting:

Ck#	Vendor	Purpose	Amount
AUTO	City of Gillette	Inv. 2199747 – Regional Water 12/3-1/2/26 1,000 gal.	\$1,203.09
AUTO	Powder River Ener. 12/1-1/1/26	Acct 1590226 Well #1 \$856.36 Acct 1590427 – Well #2 \$195.76 Acct 2459426 – Entrance \$49.58	\$1,101.70
AUTO	Powder River Ener. 12/1-1/1/26	Acct 12277400 – Mailboxes/Community Bldg.	\$173.96
1444	Cathey Consulting, LLC	Inv. 8458 – Dec., 2025 Adm./Books/Compliance	\$1,100.00
1445	First Northern Bank of Wy.	Loan payment	\$1,545.33
1446	Hawkins, Inc.	Inv. 7281541 – Chlorine \$30.00 Inv. 7289671 – Chlorine \$461.00	\$491.00
1447	Kieffer Sanitation	Inv. 496421T020 – Garbage Rem. 12/1-12/31/25	\$3,069.90
1448	Liberty Mutual Insurance	Late Fee	\$25.00
1449	PCA Engineering	Inv. 24654 – Engineering – Mallard Road drainage	\$2,887.50

		& repair 11/2-11/29/25	
1450	Water Guy, LLC	Inv. 2025-1507 – Dec. Oper./Meters./Billing/ \$2,292.75	\$2,367.75
		Inv. 2025-1471 – Bounced check \$18.75	
		Inv. 2025-1564 – Bounced checks 12/19, 12/24, 12/26 \$56.75	
	TOTAL BILLS PAID:		\$13,965.23
	Transfer from Money Market Account:	\$14,000.00	
	Checking Account Balance End of Meeting:		\$17,537.92
	Receivables Balance: \$113,036.42 (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 \$11,642.48. 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
PCA Engineering Inv. 24654 11/2-11/29/25 Eng./Mallard	\$ 2,887.50
TOTAL:	\$16,857.88

Amount Remaining: \$75,961.12

- 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) – The draft ballot was reviewed and will be mailed between February 20th and March 2nd. The following legal ad will run in the Gillette News-Record on March 3, 2026, after ballots have been mailed:

NOTICE OF DIRECTOR ELECTION
FREEDOM HILLS IMPROVEMENT & SERVICE DISTRICT
CAMPBELL COUNTY, WYOMING

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the FREEDOM HILLS Improvement & Service District for the purpose of electing two directors to four (4)-year terms on the Board of Directors. Candidates include Marvin Nail and Mike A. Zmudzinski. Replacement ballots may be obtained from Cathey Consulting, LLC at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming (City Hall Mall / K2 Technologies building – office entrance is on 4th Street across from Arrow Printing), or by calling Helenanne Cathey at 307-685-8235. An “Elector Affidavit” form will need to be completed in order to receive a replacement ballot. All mail ballots must be received by Freedom Hills Improvement & Service District by mail at PO Box 4432, Gillette, Wyoming, 82717, by 5:00 p.m. on Tuesday, March 17, 2026, or at Cathey Consulting by 5:00 p.m. on Tuesday, March 17, 2026, to be valid. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 17, 2026, between 9:00 a.m. and 2:00 p.m.

Michael Wilson, Secretary/Treasurer / Filing Officer
Freedom Hills Improvement & Service District

- 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.
- d. Ed McNair purchased and installed the outdoor light. The reimbursement for him will be done at the next meeting.

- e. Mike Zmudzinski reported that he will follow up with DRM on a few issues. DRM said that they will come back out and take care of problem areas.

V. New Business

- b. 30 mph speed limit signs were ordered and can be picked up. However, Wally Wilson received an e-mail from the Sheriff's Office regarding the Sheriff's office enforcing speed limits in subdivisions. The e-mail was read aloud. The Sheriff's Office said that subdivision roads are private roads and the Sheriff's office doesn't enforce speed limits in subdivisions. There was discussion. The consensus is to not post the 30 mph speed limit signs yet. The County Engineer's office said that Freedom Hills roads are public roads as per the plat for the subdivision, and they have always been told that speed limits are enforceable in subdivisions. They were going to follow up on the e-mails. Hopefully we will have more information at the next meeting.
- c. Open to the Public
 - i. Kevin Milhous reported that he is available to plow snow. He will send his certificate of insurance to the District.

II. Next meeting dates and location – MONDAY, FEBRUARY 16, 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., 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 adjourned the meeting at 7:31 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

2-16-26
Date

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