

**Meadow Springs Improvement & Service District
Regular Meeting
MINUTES**

Thursday, January 8, 2026, 6:30 p.m.

Office of Cathey Consulting, 400 S Gillette Avenue, Suite 106, Gillette, Wyoming

BOARD MEMBERS PRESENT: Jennifer Zmiewski, Mike Zmiewski

BOARD MEMBERS APPROVED ABSENT: Aaron Johnson

OTHERS PRESENT: Helenanne Cathey

Mike Zmiewski called the meeting to order at 6:35 p.m.

- I. **Minutes Approval** – Jennifer Zmiewski moved to approve the December 11, 2025, regular meeting minutes as presented. Mike Zmiewski seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The financial information was reviewed. Jennifer Zmiewski moved to approve the Treasurer’s Report, pay bills as presented (listed below), and sign bank statements. Mike Zmiewski seconded. Mike Zmiewski will contact the City to switch to regular, full-time water usage because the usage fee is half the amount on the full-time rate than the intermittent rate. The number of taps is also 19 and not 16. Motion carried unanimously.

Money Market (Savings) Account Balance From last Meeting:	\$27,236.78
12/31/25 Interest	\$0.24
BALANCE IN SAVINGS ACCOUNT PRIOR TO MEETING:	\$27,237.02

Checking Account Balance From last Meeting:	\$2,875.30
12/1-12/11/25 Deposits – Water	\$0
Adjusted Balance Forward:	\$2,875.30
12/12-12/31/25 Deposits – Water	\$633.18
12/31/25 Bank Service Charge	-\$2.00
01/05/26 Deposit – Xpress bill pay	\$862.72
01/06/26 Deposit – Capital Credits	\$191.33
Checking Account Balance Prior to Meeting:	\$4,560.53

BILLS PAID AT MEETING:

CHECK #	Vendor	Purpose	Amount
AUTO	City of Gillette	Inv. 2199749 Regional water 12/3-1/2/26 0 gal.	\$96.00
AUTO	Powder River Energy	Acct 3260827 Electricity 12/1-1/1/26	\$213.99
1951	Cathey Consulting	Inv. 8464 – Dec., admin./bookkeeping/compl.	\$400.00
1952	Water Guy	Inv. 2025-1520 – Dec. water oper., billing, meter readings	\$804.30
TOTAL BILLS PAID:			\$1,514.29
ENDING BALANCE IN CHECKING ACCOUNT:			\$3,046.24

- III. **Well / Water Report** – The water, meter readings and electricity usages were reviewed. Water usage has decreased over the past few months.
- IV. **Unfinished Business**
 - a. Water System Projects – No update.
 - i. On hold for now: Well / Pumphouse – Add more insulation (spray) to walls & top of the bldg.
 - b. The meeting schedule for 2026 was reviewed. The April meeting was rescheduled for Monday, April 13, 2026, at 6:30 p.m. (instead of Thursday, April 9th).
 - c. Mike Zmiewski reported that the PFAS testing should be done in the next month or two.

V. **New Business**

- a. Water Guy sent a memo explaining their rate increases in 2026 – The rate for work outside of the regular monthly fee has increased as of January 1st. The monthly fee will increase by 6% starting July 1st.

VI. **Next Regular Meeting: Thursday, February 12, 2026, 6:30 p.m.** at the office of Cathey Consulting at 400 South Gillette Avenue, Suite 106 (K² Technologies Building – Entrance is on 4th Street), Gillette. Meetings are generally the second Thursday of the month at 6:30 p.m. However, meeting dates may be changed to accommodate Board member schedules.

2026 meetings (2nd Thursday of each month):

Thurs., Feb. 12, 2026, 6:30 p.m. / Thurs., Mar. 12, 2026, 6:30 p.m.

*Monday, April 13, 2026, 6:30 p.m. / Thurs., May 14, 2026, 6:30 p.m. / Thurs., June 11, 2026, 6:30 p.m.

Thurs., July 9, 2026, 6:30 p.m. / Thurs., Aug. 13, 2026, 6:30 p.m. / Thurs., Sep. 10, 2026, 6:30 p.m.

Thurs., Oct. 8, 2026, 6:30 p.m. / Thurs., Nov. 12, 2026, 6:30 p.m. / Thurs., Dec. 10, 2026, 6:30 p.m.

(*April meeting rescheduled to Monday, April 13th to accommodate Board member schedules.)

VII. **Adjourn:** Mike Zmiewski adjourned the meeting at 7:10 p.m.

NOTES:

- a. When the red flashing light comes on, it indicates the pump has stopped. CALL A BOARD MEMBER.
- b. Homeowner payments must be received no later than 5:00 p.m. the 20th of the month to avoid the \$20 late fee and possible disruption of service. Payments can be delivered to the office of Water Guy 512 WY-50.
- c. 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.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board




Signature

Mike Zmiewski

Printed Name

2-12-26

Date



Signature

Jennifer Zmiewski

Printed Name

02/12/2026

Date

Mike Zmiewski, President (299-9902) / Aaron Johnson, Vice President /
Jennifer Zmiewski, Secretary/Treasurer (682-2187)