

**Pineview Improvement and Service District  
Regular Meeting  
MINUTES  
Monday, January 5, 2026, 5:00 p.m.  
Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Nancy Bock, David Collins, Darlene Fetters  
OTHERS PRESENT: Helennane Cathey, Scott Robinson, Adam Gregg

David Collins called the meeting to order at 5:00 p.m.

- I. **Customer Concerns / Requests –**
  - a. No update from the owner of 33 Pineview regarding the possibility of tapping into the District’s water system.
- II. **Minutes Approval –** David Collins moved to approve the minutes for the December 8, 2025, regular meeting as written. Darlene Fetters seconded. Motion carried unanimously.
- III. **Treasurers Report / Pay Bills / Sign Bank Statements –** The bills were reviewed. David Collins moved to accept the Treasurer’s Report and pay bills as presented and listed below. Nancy Bock seconded. Motion carried unanimously.

<b>Water Account Balance Forward From Last Meeting:</b>			<b>\$8,691.69</b>
12/1-12/5/25	Deposits – Water	Not available yet.	
12/5/25	Deposit – Xpress bill pay	\$1,372.50	
Adjusted Balance Forward:			\$10,064.19
12/6-12/31/25	Deposits – Water	Not available yet.	
12/10/25	Deposit – Assessments	\$3,423.00	
12/29/25	Powder River Energy – Electricity	11/1-12/1/25 \$627.13	
12/31/25	Interest	No statement yet.	
01/05/26	Deposit – Xpress bill pay	No statement yet.	
Balance Prior to Bill Payments:			\$12,860.06*
Bills paid and transfers at this meeting:			
<b>Check #</b>	<b>Payee</b>	<b>Purpose</b>	<b>Amount</b>
AUTO	Powder River Energy	Electricity 12/1/25-1/1/26	No bill yet.
1537	Alternative Propane	Inv. 21301 – 190 gallons propane	\$395.20
1358	Cathey Consulting	Inv. 8471 – Dec., 2025 Admin/Books/Compl.	\$551.25
1539	Pineview ISD	11/30/25 Assessments to Roads Account	\$1,134.00
1540	Water Guy, LLC	Inv. 2025-1528 – Dec. 2025 Water Operator/meters/ billing	\$879.30
TOTAL			\$2,959.75
<b>BANK BALANCE END OF MEETING (WATER):</b>			<b>\$9,900.31*</b>

*\*This balance does not reflect Water Guy deposits since the first of the month.  
(Note: Loan payments due 10/15/25: \$8,122.93 + 3,881.05 = \$12,003.98)*

<b>Roads Account Balance Forward From Last Meeting:</b>			<b>\$7,080.88</b>
12/31/25	Interest	No statement yet.	
<b>Roads Account Balance Prior to Meeting:</b>			<b>\$7,080.88</b>
01/05/26	11/30/25 Assessments transferred from	\$1,134.00	
Water Account for Roads			
<b>BANK BALANCE END OF MEETING (ROADS)</b>			<b>\$8,214.88</b>

<b>Water System Reserve Account Balance Forward From Last Meeting:</b>			<b>\$16,559.72</b>
12/31/25	Interest	No statement yet.	
<b>Water System Reserve Account Balance Prior to Meeting:</b>			<b>\$16,559.72</b>
<i>(Reserve account must have a minimum of \$12,003.98 at all times.)</i>			

Receivables were reviewed.

**IV. Water System Update –**

- a. The water system information was reviewed.
- b. Lead service line inventory / Water Guy – no update
- c. Account 2702.03 – The Board authorized filing a lien on this account (63 Pineview Dr.) at the December meeting. Helenanne Cathey reached out to an attorney regarding a lien on this property. The attorney has not responded.

**V. Roads – No discussion**

**VI. Unfinished Business**

- a. David Collins left another message for the insurance agent, but he still has not heard back from them.

**VII. New Business**

- a. The District has talked about getting quotes for installing a distribution meter and a flushing hydrant. The County Grant could be used to pay for 25% of the cost after July 1st. The consensus is to request bids starting in May.
- b. Water Guy sent a memo regarding a price increase on their labor rates effective January 1, 2026, and a 6% increase on the monthly billing starting July 1, 2026.

**VIII. Upcoming Meetings:**

2026 Meetings:

Mon., Feb. 2, 2026, 5:00 p.m. / Mon., Mar. 2, 2026, 5:00 p.m. /  
 Mon., Apr. 27, 2026, 5:00 p.m. / Mon., May 11, 2026, 5:00 p.m. / June 22, 2026, 5:00 p.m. /  
 Mon., July 20, 2026, 5:00 p.m. / Mon., Aug. 17, 2026, 5:00 p.m. / Mon., Sept. 14, 2026, 5:00 p.m.  
 Mon., Oct. 12, 2026, 5:00 p.m. / Mon., Nov. 9, 2026, 5:00 p.m. / Mon., Dec. 7, 2026, 5:00 p.m.

**IX. Adjourn – David Collins adjourned the meeting at 5:12 p.m.**

**NOTES TO LANDOWNERS:**

- **PLEASE DO NOT DRAG OR BLADE THE ROADS WITHOUT BOARD AUTHORIZATION. ANYONE INTERESTED IN HELPING TO MAINTAIN THE ROADS IS INVITED TO PLEASE ATTEND A DISTRICT MEETING!**
- **NO MUD BOGGING ON THE ROADS!**
- **SLOW DOWN ON THE ROADS AND STAY ON THE ROAD!**
- **WHENEVER THERE IS A PROBLEM WITH THE WATER SYSTEM, RESIDENTS NEED TO CALL WATER GUY AT 307-299-3544 OR 307-299-9911.**
- **A REMINDER TO STAY OUT OF METER PITS. ANY DAMAGE AS A RESULT OF GETTING INTO METERS, METER PIT, WIRES, ETC. WILL BE BILLED TO LANDOWNERS.**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

David Collins  
Signature

Nancy Bock  
Signature

David Collins  
Printed Name

Nancy Bock  
Printed Name

2-2-26  
Date

2-3-2026  
Date

David Collins, President / Darlene Fetters, Vice President / Nancy Bock, Secretary/Treasurer