

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

**Tuesday, February 24, 2026, 12:00 p.m., 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Katie Balamut, Lynne Gray, Jason Snyder  
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. Katie Balamut moved to approve the minutes for the regular meeting on January 27, 2026, accept the Treasurer’s report, pay bills, and transfer \$4,000.00 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):	\$120,348.42	
01/31/26 Interest	\$102.26	
<b>Reserve Fund Balance:</b>		<b>\$120,450.68</b>
Savings Account (Balance from Last Meeting Minutes):		
1/1-1/27/26 Deposits – Water billing	\$155.98	\$81,087.25
Adjusted Balance Forward:		\$81,243.23
01/31/26 Interest	\$72.66	
02/05/26 Deposit – Xpress bill pay	\$325.74	
<b>Savings Balance:</b>		<b>\$81,641.63*</b>
02/24/26 Ck# 1233 Transfer to Checking	\$4,000.00	
<b>Savings Balance End of Meeting:</b>		<b>\$77,641.63*</b>
<i>*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.</i>		
Checking Account (Balance from Last Meeting Minutes):	\$8,811.66	
<b>Checking Balance Prior to Meeting:</b>		<b>\$8,811.66</b>
Bills Paid at Current Meeting:		
AUTO City of Gillette – Bill #2216603 – Water 1/2-2/2/26 247,000 gallons		\$1,115.73
AUTO Powder River En. – Acct 9650701-1/1-2/1/26 electricity		\$479.23
Ck# 1797 Cathey Consulting – Inv. 8494 – Jan. Adm./Books		\$500.00
Ck# 1798 Water Guy – Inv. 2026-111– Locates Novem., 2025	\$375.00	\$1,642.30
- Inv. 2026-88 – Locates October, 2025	\$375.00	
- Inv. 2026-131 – Locates Decem., 2025	\$112.50	
- Inv. 2026-6 – Jan. Water Oper./Billing	\$1,117.30	
<b>TOTAL BILLS:</b>		<b>\$3,737.26</b>
Transfer from Savings	\$4,000.00	
<b>Checking Account Balance at End of Meeting:</b>		<b>\$9,074.40</b>

**III. Unfinished Business**

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

**IV. New Business**

- a) Some snow removal was done after the last storm, but no bill has been received yet. There was discussion on road work for this spring/summer. Lynne Gray will request bids for road work this year. A County grant application will be prepared.

Lynne Gray adjourned the meeting at 12:14 p.m.

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

2026 Meetings:

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 4<sup>TH</sup> STREET, GILLETTE.**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

Katie Balamut

Signature

Katie Balamut

Printed Name

3/24/2026

Date

Lynne Gray

Signature

Lynne Gray

Printed Name

3/24/26

Date

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