

**Crestview Improvement & Service District
Regular Meeting
Minutes
Thursday, February 12, 2026, 4:00 p.m.
Office of Cathey Consulting – 400 South Gillette Avenue, Suite 106, Gillette, WY 82716**

Board Members Present: AnnaMarie Nebel, Loren Tucker, Hailey Lazarus
Others Present: Helenanne Cathey, Dustin Wheeler

AnnaMarie Nebel called the meeting to order at 4:00 p.m.

I. Minutes Approval

Loren Tucker moved to approve the minutes for the regular meeting on January 8, 2026, as written. AnnaMarie Nebel seconded. Motion carried unanimously.

II. Treasurer's Report / Payables / Receivables

The bills and financial information were reviewed. Hailey Lazarus moved to accept the Treasurer's Report and pay bills as presented. Loren Tucker seconded. Motion carried with all voting aye except AnnaMarie Nebel abstained because one of the bills was a reimbursement to her for the flyer that was mailed with invoices last month.

Wyostar Account Balance (End of last meeting):	\$1,073,684.32
12/31/25 Interest	\$3,348.58
Balance in Wyostar Account Balance End of Meeting:	\$1,077,032.90

Checking Account Balance (End of last meeting):	\$147,053.85*
1/1-1/8/26 Deposits – Water	\$0
Adjusted Balance Forward:	\$147,053.85
01/10/26 Deposit – Assessments	\$432.00
1/9-1/31/26 Deposits – Water	\$7,019.82
01/31/26 Interest	\$60.56
02/05/26 Deposit – Xpress bill pay	\$5,940.65
Balance Prior to meeting:	\$160,506.88*

(*Balance does not reflect Water Guy deposits recorded since the end of the prior month.)

Bills Paid:

	Date	Num	Memo	Open Balance
AnnaMarie Nebel				
	01/27/2026	Reimbursement	Crestview Happy New Year Color Flyer - to be mailed with invoices	95.00
Total AnnaMarie Nebel			Ck# 3243	95.00
Cathey Consulting, LLC				
	01/31/2026	8500	January, 2026, Administrative/Bookkeeping/Compliance Services	2,000.00
Total Cathey Consulting, LLC			Ck# 3244	2,000.00
City of Gillette Department of Finance				
	01/31/2026	Acct 20765 1/2-2/2	Acct 20765 Electricity Water 1/2-2/2/26 Bill 2216928	730.93
	01/31/2026	Acct 21506 1/2-2/2	Acct 21506 Regional Water 1/2-2/2/26 Bill 2217179	1,056.00
	01/31/2026	Acct 20501 1/2-2/2	Acct 20501 Electricity/Wastewater 1/2-2/2/26 Bill 2216892	685.14
Total City of Gillette Department of Finance			AUTO PAY	2,472.07
Crago Law Offices, P.C.				
	01/23/2026	1201	Legal fees 11/30-12/4/25	1,340.00
Total Crago Law Offices, P.C.			Ck# 3245	1,340.00
DOWL LLC				
	01/29/2026	5063.28046.01-18	Engineering - Collection System Repairs & Lagoon 12/28/25 - 1/24/26	2,953.50
Total DOWL LLC			Ck# 3246	2,953.50

Energy Laboratories, Inc.				
	01/15/2026	762391	Testing - wastewater	284.00
	01/23/2026	764026	Testing - wastewater	73.00
	01/27/2026	764416	Testing - wastewater	73.00
	01/29/2026	765070	Testing - wastewater	73.00
Total Energy Laboratories, Inc.			Ck# 3247	503.00
Hawkins, Inc.				
	01/15/2026	7307766	Chlorine	20.00
Total Hawkins, Inc.			Ck# 3248	20.00
Shane Berg (reimbursement)				
	01/28/2026	Refund	Refund credit balance per Water Guy	71.96
Total Shane Berg (reimbursement)			Ck# 3249	71.96
Slattery Enterprises Inc				
	12/11/2025	101870	Jetter truck - from culdesac to manhole (6507 Robin)	380.00
Total Slattery Enterprises Inc			Ck# 3250	380.00
Water Guy, LLC				
	01/12/2026	2025-1578	1/2/26 1 bucket of dechlorination pucks delivered / 1/8/26 bounced check through Xpress bill pay...	559.55
	01/27/2026	2026-83	Bounced check through Xpress bill pay 1/23/26 - 2324 Gallery View Dr.	18.75
	01/28/2026	2026-92	Locates - October, 2025	150.00
	01/30/2026	2026-134	Locates - December, 2025	37.50
	01/31/2026	2026-22	January, 2026 Water Operator / Wastewater Operator / Meter Readings / Billing	4,169.60
Total Water Guy, LLC			Ck# 3251	4,935.40
TOTAL				14,770.93

Checking Account Balance End of Meeting:

\$145,735.95*

III. Unfinished Business

- a. None

IV. Water and Wastewater System Update

- a. Wastewater Line Repairs and Lagoon Abandonment – Dustin Wheeler provided an update. He has been working on the Mineral Royalty Grant application for the sewer system work. The County letter in support of the District's application for funding should be approved on February 18th and the application will be submitted by the February 19th deadline. Anticipated project costs are about \$970,378. The District is requesting \$489,000 in grant funding. Loren Tucker moved to adopt Resolution 2026-001 to submit the application for a Mineral Royalty Grant through the Wyoming State Lands & Investments Board as discussed. Hailey Lazarus seconded. Motion carried unanimously.
- b. Water and Wastewater System General Update – Jetting of a section of sewer lines where lines sag – every two months – A bill was received for jetting done on 12/11/25. AnnaMarie Nebel expressed a concern that Slattery Enterprises may not be jetting the correct area. Hailey Lazarus will contact Slattery Enterprises to confirm that they are jetting the right area.

V. Billing / Accounts Receivable / Aging Report

Billing reports for last month were reviewed.

VI. New Business

- a. An e-mail was received from Water Guy on 1/21/26 regarding 2713 Needle Court – Hailey Lazarus explained the situation – the account was due for shut off, but the curb stop is damaged to the point it cannot be shut off. There was discussion on the damaged curb stop and if the damages are due to something the homeowner has done. Water Guy will provide a bid to make the repairs. The account has been paid in full so it does not need to be shut off at this time.
- b. An e-mail was received from Chris Hernandez at Visionary regarding work they are doing in the Antelope Valley/Crestview area. They are asking if they need any kind of permit or approval for the work they need to do. Loren Tucker will call Chris Hernandez.

- c. E-mail from Water Guy 2/3/26 for waiver of two late fees on Account 400.02 and 395.02 – The accounts were reviewed. There have been no late fees in the past 12 months on the accounts. AnnaMarie Nebel moved to waive the two late fees on the accounts as discussed. Loren Tucker seconded. Motion carried unanimously.
- d. E-mail from Water Guy 2/3/26 for waiver of late fee on Account 388.02 – The account was reviewed the account had no late fees in the past 12 months. The homeowner pays a year in advance. Loren Tucker moved to waive the late fee on the account. AnnaMarie Nebel seconded. Motion carried unanimously.
- e. An e-mail was received from a homeowner regarding questions about a fence running along a property and utility easement. The homeowner is concerned that the neighbor is not taking care of the fence, and it is the neighbor's fence. AnnaMarie Nebel contacted the City, and the City said the homeowner could put up a fence on their own property but there isn't anything they can do. The District can't do anything either. AnnaMarie Nebel will talk to the homeowner and encourage them to contact the City to review the easement and property line. Homeowners are encouraged to work together with their neighbors.

VII. **Executive Session** – There was no Executive Session.

Upcoming Meetings:

2026 meetings:

Thurs., Mar. 12, 2026, 4:00 p.m.

Thurs., Apr. 9, 2026, 4:00 p.m. / Thurs., May 14, 2026, 4:00 p.m. / Thurs., June 11, 2026, 4:00 p.m.

Thurs., July 9, 2026, 4:00 p.m. / Thurs., Aug. 13, 2026, 4:00 p.m. / Thurs., Sept. 10, 2026, 4:00 p.m.

Thurs., Oct. 8, 2026, 4:00 p.m. / Thurs., Nov. 12, 2026, 4:00 p.m. / Thurs., Dec. 10, 2026, 4:00 p.m.

Meets are generally held at the office of Cathey Consulting, 400 South Gillette Avenue, Suite 106 (Entrance on 4th Street across from Arrow Printing)

All meetings of the Crestview Improvement and Service District are open to the public and the public are always welcome.

AnnaMarie Nebel adjourned the meeting at 4:46 p.m.

Respectfully submitted,
Helenanne Cathey,
Assistant to the Board of Directors

AnnaMarie Nebel
Signature

Hailey Lazarus
Signature

ANNA MARIE NEBEL
Printed Name

Hailey Lazarus
Printed Name

March 12 '26
Date

3/12/2026
Date

AnnaMarie Nebel, President / Loren Tucker, Vice President / Hailey Lazarus, Secretary/Treasurer