

**Fox Ridge Subdivision Improvement & Service District**  
**Regular Meeting Minutes**  
**Monday, January 26, 2026, 5:30 p.m.**  
**400 South Gillette Avenue, Suite 106, Gillette**  
*Revised 2/2/26*

BOARD MEMBERS PRESENT: Meldene Goehring, William Languemi, Aric Peterson  
 OTHERS PRESENT: Helenanne Cathey

Meldene Goehring called the meeting to order at 5:30 p.m.

**I. Customer Concerns / Billing –**

- a. The following e-mail was received from a homeowner on December 23, 2025:  
 Good morning, I'm wondering if at the next meeting it could be mentioned to ensure dogs are not running loose in the neighborhood. Our goat was attacked last night by two dogs and is in some rough shape. We are able to identify dogs but do not know where they live. Appreciate the reminder.

**The Board reminds homeowners to ensure your dogs do not run loose in the neighborhood, and if you have issues, contact Animal Control at 307-682-7271!**

**II. Next meeting –** The next regular meeting is scheduled for: Wednesday, March 18, 2026, 5:30 p.m.

**III. Consent Agenda –** Aric Peterson moved to approve the minutes, the treasurer's report, bank statements, pay bills, and transfer \$6,000 from the Money Market to Checking Account. William Languemi seconded. Motion carried unanimously.

- a. **Minutes Approval** – November 4, 2025, regular meeting. Meeting minutes are e-mailed after they have been approved and posted online at [www.catheyconsulting.net](http://www.catheyconsulting.net).  
 b. **Treasurer's Report / Bills Paid**

**MONEY MARKET / SAVINGS ACCOUNT:**

<b>BALANCE END OF LAST MEETING:</b>			<b>\$43,483.48</b>
11/1-11/30/25	Deposits – Water	\$2,220.00	
11/5/25	Deposit – Xpress bill pay	\$2,684.67	
11/10/25	Deposit – Assessments	\$12,500.00	
11/13/25	Deposit – County Grant	\$2,012.23	
11/30/25	Interest	\$47.45	
<b>QUICKBOOKS BALANCE 11/30/25:</b>			<b>\$62,947.83</b>
12/1-12/31/25	Deposits – Water	\$1,370.00	
12/05/25	Deposit – Xpress bill pay	\$2,219.23	
12/10/25	Deposits – Assessments	\$937.50	
12/31/25	Interest	\$56.03	
<b>QUICKBOOKS BALANCE 12/31/25:</b>			<b>\$67,530.59</b>
01/05/26	Deposit – Xpress bill pay	\$1,839.61	
01/10/26	Deposit – Assessments	\$625.00	
<b>MONEY MKT / SAVINGS BALANCE PRIOR TO START OF MEETING:</b>			<b>\$69,995.20*</b>
01/26/26	Ck# 123 – Transfer to Checking Account	\$6,000.00	
<b>MONEY MKT / SAVINGS BALANCE END OF MEETING:</b>			<b>\$63,995.20*</b>

*\*Water Guy deposits recorded at the end of each month when reconciling bank statements.  
 This number doesn't include deposits made between the first of the month and this meeting.*

**RESERVES ACCOUNT:**

<b>BALANCE END OF LAST MEETING:</b>			<b>\$93,010.62</b>
11/30/25	Interest	\$76.48	
12/31/25	Interest	\$79.09	
<b>RESERVES ACCOUNT BALANCE END OF MEETING:</b>			<b>\$93,166.19</b>

**CHECKING ACCOUNT:**

BANK BALANCE END OF LAST MEETING:			\$12,866.83
Bills Paid in November (after last meeting):			
AUTO	Powder River Energy	Acct 11476806 10/1-11/1/25	\$1,032.66
Bills Paid in December:			
AUTO	City of Gillette	Inv. 2182175 – Regional water 11/3-12/1 0 gal.	\$307.50
AUTO	Powder River Energy	Acct 11476806 11/1-12/1/25	\$980.71
1532	VOID		
1533	Hawkins, Inc.	Inv. 7257533 – Chlorine	\$20.00
1534	Water Guy, LLC	Inv. 2025-1311 Install regional equipment & connect to well controls 10/31/25 \$2,080.28	\$3,174.78
		Inv. 2025-1395 – Nov. Water Op./Meters/ billing \$1,094.50	
1535	VOID		
1536	Cathey Consulting	Inv. 8412 – November Admin./Books/Comp.	\$500.00
TOTAL BILLS (DECEMBER)			\$4,982.99
<b>CHECKING ACCOUNT BALANCE PRIOR TO START OF MEETING:</b>			<b>\$6,851.18</b>
Bills Paid at this Meeting:			
AUTO	Powder River Energy	Acct 11476806 12/1/25-1/1/26	\$1,061.37
AUTO	City of Gillette	Bill 2164620 – Regional water 12/1-1/2/26 0 gallons	\$307.50
1537	Cathey Consulting	Inv. 8457 – December Admin./Books/Comp.	\$500.00
1538	C N A Surety	Bond / Board 2/22/26 – 2/22/27	\$126.00
1539	Hawkins, Inc.	Inv. 7281863 – Chlorine \$20.00	\$40.00
		Inv. 7308212 – Chlorine \$20.00	
1540	Water Guy	Inv. 2025-1506 – Dec. Water Op./Meters/ billing \$1,094.50	\$1,113.25
		Inv. 2025-1561 – Bounced check \$18.75	
TOTAL BILLS:			\$3,148.12
Transfer from Money Market Account:		\$6,000.00	
<b>CHECKING ACCOUNT BALANCE END OF MEETING:</b>			<b>\$9,703.06</b>

**IV. Water System –**

- a. An invoice was received from Water Guy for the regional water connection. The County grant pay request was completed and signed for \$686.49. It will be submitted to the County along with the completion report to request the grant funds and close out the grant.
- c. Water Guy reports / billing / meter readings were reviewed. There are two meters that showed 0 usage last month. A form was completed to send to Water Guy to have them investigate the two meters because there is someone living at the properties.

**V. Unfinished Business**

- a) Road Work / Count grant – There was discussion on the roads. The roads are getting bumpy again. Because the roads are frozen and it's really dry, the consensus is to not do anything right now. The roads will be discussed at the March meeting.

**VI. New Business**

- a. Repair of damaged signs – The speed limit sign on Arctic that also has the 1% sign attached to it blew over. Aric Peterson will put the signs back up.
- b. A letter was received from Water Guy informing the District that Water Guy raised their labor rates January 1<sup>st</sup> and will be increasing the monthly fee by 6% starting July 1<sup>st</sup>.

Next Meeting:

**Wednesday, March 18, 2026, 5:30 p.m. (Regular Meeting).**

All meetings of the District are open public meetings, and all residents are encouraged to attend.

Road Coordinator: William Languemi (307-680-1022)


Anyone interested in receiving minutes by e-mail should contact Cathey Consulting ([hlcathy@collinscom.net](mailto:hlcathy@collinscom.net) or 307-685-8235) to be added to the e-mail list.

Minutes are posted online at [www.catheyconsulting.net](http://www.catheyconsulting.net).

William Languemi moved to adjourn the meeting. Aric Peterson seconded. The meeting was adjourned at 5:55 p.m.

**MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING AT 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE, WYOMING (K<sup>2</sup> TECHNOLOGIES BUILDING – USE ENTRANCE ON 4<sup>TH</sup> STREET).**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

  
\_\_\_\_\_  
Signature

Meldene Goehring  
\_\_\_\_\_  
Printed Name

3/18/2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

W. J. LANGUEMI  
\_\_\_\_\_  
Printed Name

3/18/2026  
\_\_\_\_\_  
Date

Meldene Goehring, President (307-689-8064) / Aric Peterson, Vice President (307-680-1006) /  
William Languemi, Secretary/Treasurer (307-680-1022)