

Pineview Improvement and Service District

Regular Meeting

MINUTES

Monday, February 2, 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:

Helenanne 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 January 5, 2026, regular meeting as written. Nancy Bock 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.

Water Account Balance Forward From Last Meeting:		\$9,900.31
12/1-12/31/25	Deposits – Water	\$770.00
12/31/25	Interest	\$5.76
01/5/26	Deposit – Xpress bill pay	\$1,235.00
Adjusted Balance Forward:		\$11,911.07
01/01-01/31/26	Deposits – Water	Not available yet.
01/10/26	Deposit – Assessments	\$1,141.00
01/27/26	Powder River Energy – Electricity 12/1/25-1/1/26	\$687.41
01/31/26	Interest	No statement yet.
Balance Prior to Bill Payments:		\$12,364.66*

Bills paid and transfers at this meeting:

<u>Check #</u>	<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
AUTO	Powder River Energy	Electricity 1/1-2/1/26	No bill yet.
1541	Cathey Consulting	Inv. 8516 – Jan., 2025 Admin/Books/Compl.	\$551.25
1542	Hawkins, Inc.	Inv. 7309720 – Chemicals for water	\$589.90
1543	Pineview ISD	12/31/25 Assessments to Roads Account	\$378.00
1544	Water Guy, LLC	Inv. 2026-54 – Jan., 2026 Water Operator/meters/ billing	\$879.30

TOTAL **\$2,398.45**

BANK BALANCE END OF MEETING (WATER): **\$9,966.21***

**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)

Roads Account Balance Forward From Last Meeting: **\$8,214.88**

12/31/25	Interest	\$2.41
01/31/26	Interest	No statement yet.

Roads Account Balance Prior to Meeting: **\$8,217.29**

02/02/26	12/31/25 Assessments transferred from	\$378.00
Water Account for Roads		

BANK BALANCE END OF MEETING (ROADS) **\$8,595.29**

Water System Reserve Account Balance Forward From Last Meeting: **\$16,559.72**

12/31/25	Interest	\$14.07
01/31/26	Interest	No statement yet.

Water System Reserve Account Balance Prior to Meeting: **\$16,573.79**

(Reserve account must have a minimum of \$12,003.98 at all times.)

Receivables were reviewed.

IV. Water System Update –

- a. The water system information was reviewed. David Collins reported that he received a phone call from someone at Water Guy. They have been having trouble reading a couple of meters in the District. One homeowner in particular continues to get into their meter pit or cover the pit with dirt and then the meter won't read. A reminder to homeowners that if Water Guy has to work on your meter pit due to your getting into the meter pit or disrupting the signal on your meter, you will be billed for their time and any materials required to make repairs. Duaine Faucett with Water Guy will follow up with the homeowner.
- 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. Helenanne Cathey reported that she is meeting with the attorney on Wednesday for several issues and will ask about this lien.

V. Roads – No discussion

VI. Unfinished Business

- a. David Collins left another message for the insurance agent, but he has not heard back from them.
- b. Bids for a distribution meter and flushing hydrant / County Grant application – The District will submit a grant application in June or July.

VII. New Business

- a. None

VIII. Upcoming Meetings:

2026 Meetings:

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 5:15 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



 Signature

David Collins

 Printed Name

3-2-26

 Date



 Signature

Nancy Bock

 Printed Name

3-2-26

 Date

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