

**Stone Gate Estates Improvement & Service District  
Regular Meeting  
MINUTES**

**Monday, January 12, 2026, 9:00 a.m.**

**Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette**

BOARD MEMBERS PRESENT: Travis Given, Bobby Schmitz,  
Tim Volk (by phone)

OTHERS PRESENT: Helenanne Cathey

Bobby Schmitz called the meeting to order at 9:00 a.m.

- I. **Water System Update** – The water system information was reviewed and discussed. Thank you to Travis Given for coordinating the completion of the well work.
- II. **Minutes / Treasurer’s Report** – Travis Given moved to approve the November 10, 2025, regular meeting minutes as presented. Tim Volk seconded. Motion carried unanimously.
- III. **Treasurer’s Report** – The financial information and accounts receivable balances were reviewed. Travis Given moved to accept the Treasurer’s Report, and transfer \$0 from the Money Market to Checking account. Tim Volk seconded. Motion carried unanimously.

<b>RESERVES WyoStar I Account – Balance End of Last Meeting:</b>	\$53,718.22
10/31/25 Interest	\$180.78
11/30/25 Interest	\$180.35
12/31/25 Interest	No statement yet.
(Minimum deposit \$1,000)	
<b>Ending WyoStar Account Balance:</b>	<b>\$54,079.35</b>

<b>RESERVES WyoStar II Account – Balance End of Last Meeting:</b>	\$266,652.53
11/30/25 Interest	\$2,940.83
Interest / Investment return now posted quarterly (Minimum deposit \$25,000)	
<b>Ending WyoStar II Account Balance:</b>	<b>\$269,593.36</b>

Money Market Account Balance end of last meeting:	\$72,526.78
11/1-11/10/25 Deposits – Water	\$230.92
11/10/25 Deposit – Assessments	\$33,840.00
Adjusted Balance Forward:	\$106,597.70
11/11-11/30/25 Deposits – Water	\$1,513.56
11/30/25 Interest	\$85.20
12/1-12/31/25 Deposits – Water	\$1,298.01
12/10/25 Deposit – Xpress bill pay	\$1,197.68
12/10/25 Deposit – Assessments	\$11,756.42
12/31/25 Interest	\$101.03
01/05/26 Deposit – Xpress bill pay	\$218.50
01/06/26 Deposit – PR En. Cap. Cr.	\$1,299.42
<b>Balance in Account Prior to Meeting:</b>	<b>\$124,067.52</b>
No transfer to checking.	
<b>Ending Money Market Account Balance:</b>	<b>\$124,067.52*</b>
<b>*Balance does not reflect any water overage payments since the end of the prior month</b>	

Checking Account Balance end of last meeting:	\$26,588.82
---	-------------

December Bills:

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2182766 11/4-12/2/25 Regional water/0 gal. \$487.50 / City Credit carried over -\$757.05 Credit balance after credit applied -\$269.55	

AUTO PAY	Powder River Energy	Acct 3126125 Electricity 11/1-12/1/25	\$354.66	\$508.05
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 11/1-12/1/25	\$153.39	
2692	Cathey Consulting	Inv. 8437 – Nov. Admin/Books/post.		\$660.00
2693	Gillette News-Record	Inv. 46507 – Director election legal ad		\$126.10
2694	Hawkins, Inc.	Inv. 7255727 – Chlorine \$461.00		\$471.00
		Inv. 7257151 – Chlorine \$10.00		
2695	Melgaard Construction	Inv. 41500 – Blade roads 10/20 & 10/22/25		\$3,897.00
2696	Water Guy	Inv. 2025-1426 – Nov. Oper../Meters/Billing \$1,690.10		\$2,215.10
		Inv. 2025-1336 – Locates Sept. \$300.00		
		Inv. 2025-1361 – Locates Aug. \$225.00		

TOTAL: \$7,877.25  
**Bank Balance Prior to Paying Bills This Month: \$18,711.57**

**This Month's Bills:**

Check #	Payee	Purpose	Amount
AUTO PAY	City of Gillette	Bill 2200013 Regional water/0 gal. \$487.50 / City Credit carried over -\$269.55	\$217.95
AUTO PAY	Powder River Energy	Acct 3126125 Electricity 12/1-1/1/26	\$284.12
AUTO PAY	Powder River Energy	Acct 8443000 Electricity 12/1-1/1/26	\$186.94
2697	Cathey Consulting	Inv. 8482 – December Admin/Books/post.	\$660.00
2698	Hawkins, Inc.	Inv. 7281474 – Chlorine	\$10.00
2699	Water Guy	Inv. 2025-1539 – Dec Oper../Meters/Billing \$1,690.10	\$6,172.04
		Inv. 2025-1555 – Install hydrant to use old well 9/23-12/16 \$4,481.94	

TOTAL: \$7,531.05  
 No transfer from Money Market  
**Checking Account Balance End of Meeting: \$11,180.52**

**IV. Unfinished Business**

- a. Review customer / construction issues - None at this meeting.
- b. Black Hills Energy Meeting / natural gas –Travis Given provided an update on the survey that was e-mailed and mailed. A homeowner in the subdivision went door-to-door to encourage people to respond to the survey. About 5 more people responded. There was discussion.
- c. Director Election (March 17, 2026 – Given, Schmitz) – The draft ballot was approved to mail between February 20<sup>th</sup> and March 2<sup>nd</sup>. The following legal ad will run in the Gillette News-Record on March 3, 2026:

NOTICE OF DIRECTOR ELECTION  
 STONE GATE ESTATES IMPROVEMENT & SERVICE DISTRICT  
 CAMPBELL COUNTY, WYOMING

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the Stone Gate Estates Improvement & Service District for the purpose of electing two directors to the Board of Directors to serve four-year terms. Candidates include Travis Given and Robert Schmitz. Replacement ballots may be obtained from Cathey Consulting at 400 South Gillette Avenue, Suite 106, Gillette, Wyoming, or by calling Helenanne Cathey at 307-685-8235. An "Elector Affidavit" form will need to be completed in order to receive a replacement ballot. All mail ballots must be received by Stone Gate Estates Improvement & Service District by mail at P.O. Box 992, Gillette, Wyoming, 82717, or at the office of Cathey Consulting, LLC by 5:00 p.m. on Tuesday March 17, 2026, to be valid. A polling place will be available at Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette, on Tuesday, March 17, 2026, between 9:00 a.m. and 2:00 p.m.

Tim Volk, Secretary / Filing Officer  
 Stone Gate Estates Improvement & Service District

**V. New Business**

- a) Water Guy sent a memo explaining that their labor rates increased starting January 1<sup>st</sup>, and they will increase the monthly rate by 6% starting July 1<sup>st</sup>.

**VI. Next Meeting – Monday, March 9, 2026, 9:00 a.m. (Regular Meeting)**

2026 Meetings:

Mon., Mar. 9, 2026, 9:00 a.m. / Mon., May 11, 2026, 9:00 a.m.

Mon., July 13, 2026, 9:00 a.m. / Mon., Sept. 14, 2026, 9:00 a.m. / Mon., Nov. 9, 2026, 9:00 a.m.

MEETINGS ARE NORMALLY HELD ON THE 2<sup>ND</sup> MONDAY OF EVERY OTHER MONTH

Location: Office of Cathey Consulting, 400 South Gillette Avenue, Suite 106

(K<sup>2</sup> Technologies Building, Suite 106) – Entrance is on 4<sup>th</sup> Street

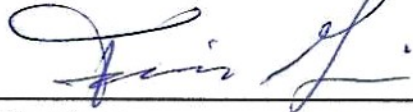
**VII. Meeting adjourn** – Tim Volk moved to adjourn. Travis Given seconded. The meeting was adjourned at 9:17 a.m.

**NOTES:** The board reminds homeowners of the following:

- a. Only authorized people are to be opening water meter pits. Any damages that occur because of an unauthorized person entering the meter pit will be 100% the homeowner's responsibility.
- b. Keep the area mowed and/or free of debris around meter pits and readouts. If necessary, the District will hire someone to mow and/or clean it up and the homeowner will be billed.
- c. If you see the red light flashing on the water tank, please call Water Guy at 307-299-9911.
- d. 3/27/23 – Any Board member authorized to call a contractor out to plow snow if needed.
- e. Check out Water Guy's Facebook page for information regarding water system issues. They will post information there when they are working on projects and when they are having issues with water systems. Go to [www.waterguywyoming.com](http://www.waterguywyoming.com) for a link and for other information.
- f. Minutes will be distributed to the email list and online after the Board has approved the minutes at meetings. Draft minutes will not be e-mailed or posted online.
- g. Annual Reserves Transfer for 25-26 - \$52,894.91 was the overages for 24-25, but the Board chose not to transfer anything yet (7/14/25 meeting) because of upcoming costs (install pump in old water well)

Respectfully submitted,

Helenanne Cathey, Assistant to the Board of Directors



Signature

TRAVIS GIVEN

Printed Name

3/9/24

Date



Signature

Timothy Volk

Printed Name

3/9/24

Date

Robert (Bobby) Schmitz, President (680-4920) / Travis Given, Treasurer / Tim Volk, Secretary