

**Means, Carter & North Hannum Improvement & Service District**  
**Regular Meeting**  
**MINUTES**  
**Tuesday, January 6, 2026, 5:00 p.m.**  
**Office of Cathey Consulting, 400 South Gillette Ave, Suite 106, Gillette, WY**

BOARD MEMBERS PRESENT: Montie Means, Ethan Strand  
 BOARD MEMBERS NOT PRESENT: Robert Holum  
 OTHERS PRESENT: Helenanne Cathey,  
 Gavin Koelsch and Cevin Imus (Land Surveying Incorporated)

Montie Means called the meeting to order at 5:00 p.m.

- I. **Minutes Approval** – Ethan Strand moved to approve the minutes for the regular meeting on October 7, 2025, as written. Montie Means seconded. Motion carried unanimously.
- II. **Treasurer’s Report** – The Treasurer’s Report and bills were reviewed. Montie Means moved to accept the Treasurer’s Report and pay bills as discussed and listed below. Ethan Strand seconded. Motion carried unanimously. (Ethan Strand noted his conflict of interest as he owns Strands Lawn Care but voted on this item since there was not a third board member available to pay for the work that was done in October.)

<b>Bank balance forward:</b>			<b>\$48,756.28</b>
10/10/25	Deposit – Assessments	\$1,800.00	
10/17/25	Deposit – County Grant	\$3,920.24	
10/31/25	Interest	\$23.39	
11/10/25	Deposit – Assessments	\$14,000.00	
11/30/25	Interest	\$23.79	
12/10/25	Deposit – Assessments	\$3,000.00	
12/31/25	Interest	\$27.08	

**Bank Balance Prior to Bills:** **\$71,550.78**

Bills Paid at Meeting:

Ck#	Payee – Description		Amount
1253	Cathey Consulting	Inv. 8377 – Oct. Adm./Bks/Post. \$341.00	\$1,023.00
		Inv. 8421 – Nov. Adm./Bks/Post. \$341.00	
		Inv. 8466 – Dec. Adm./Bks/Post. \$341.00	
1254	Gillette News-Record	Inv. 46148 – Director election legal ad	\$118.30
1255	Land Surveying Incorporated	Inv. 102525056 Survey easement for mailboxes	\$1,800.00
1256	Strand’s Lawn Care	INV-7457 Field Mowing 10/30/25	\$780.00
<b>Total Bills:</b>			<b>\$3,721.30</b>

**Bank Balance End of Meeting:** **\$67,829.48**

Receivables balances: \$13,600.00

**III. Unfinished Business / Roads**

- a) Engineer to conduct traffic study on Gold Road and other subdivision roads if possible for an amount not to exceed \$5,000 – The Board is still looking for an engineer to conduct a traffic study. 7/2/24 – Robert Holum discussed the speed limit with the County. They won’t support a decrease in the speed limit. 10/1/24 – There was discussion on drainage issues on Gold Road and putting in cross pans in the road. 1/7/25 – There was discussion on cross pans or speed bumps. 4/29/25 – The Board continues to look for someone that can assist in this project. There was discussion on cross pans for drainage on the roads. They would also serve to slow the traffic down. Michael Ducey was at the meeting and said he would reach out to his company to see if they can assist the District with a traffic study, cross pans, etc. 7/1/25 – Ethan Strand reported that he received a phone call from Michael Ducey’s company but hasn’t been able to talk to them yet. 1/6/26 – No update at this meeting.
- b) Mailboxes – Kevin Imus and Gavin Koelsch were at the meeting and reviewed the updated plans for the mailboxes. Revisions were required to comply with post office requirements. The mailboxes will all be at 508 Gold Road (the ones on Means Street will be removed). There will be a box for each address in the

District. There will also be parcel boxes. Kevin Geis (County Road and Bridge) gave permission for the mailboxes because the boxes are in the County's right-of-way. There was discussion on an easement from the landowner for a small strip of land. Once the boxes are installed, the post office will give out the keys.

Ethan Strand moved to order the mailboxes for a cost estimate of up to \$17,000. Montie Means seconded. Motion carried unanimously. To be ordered:

5 each type 3 with 15 mail compartments and 2 parcel lockers

1 each type 5 cluster with 8 mail compartments and 4 parcel lockers

Shipping

Sales tax – If possible, the District will order from the vendor and mail a check to save the District the sales tax cost. This may not be possible. If that can't be done, a Board member will order the boxes and get reimbursed.

A concrete base will be installed. The size will be 17.54' long X 4' wide and a minimum of 8" thick

- c) Director election (March 17, 2026 – Holum, Means) – Anyone interested in serving on the Board of Directors needs to file an application by today. The Board reviewed and approved the draft ballot to mail between February 20<sup>th</sup> and March 2<sup>nd</sup> and the following legal ad to run in the Gillette News-Record on March 3, 2026:

NOTICE OF DIRECTOR ELECTION  
MEANS, CARTER & NORTH HANNUM IMPROVEMENT & SERVICE DISTRICT  
CAMPBELL COUNTY, WYOMING

Public Notice is hereby given that ballots have been mailed to all qualified electors / landowners within the Means, Carter & North Hannum Improvement & Service District for the purpose of electing two directors to the Board of Directors to serve four (4)-year terms. Candidates include Bob Holum and Montie L. Means. Replacement ballots may be obtained from Cathey Consulting, LLC 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 Means, Carter & North Hannum Improvement & Service District by mail at P.O. Box 4082, Gillette, Wyoming, 82717, by 5:00 p.m. on Tuesday, March 17, 2026, or at Cathey Consulting 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.

Robert Holum, Secretary/Treasurer / Filing Officer  
Means, Carter & North Hannum Improvement & Service District

**IV. New Business**

- a) Montie Means will work on getting a quote for dust control to apply for the County Grant.
- b) Budget for 7/1/26 – 6/30/27 – The Board does not anticipate any change in rates in the next fiscal year.

**V. Public Comment** – There was an opportunity for public comment. There were no public comments.

Montie Means adjourned the meeting at 6:00 p.m.

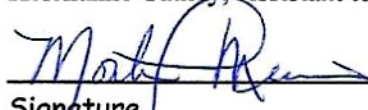
**UPCOMING MEETINGS: Tuesday, April 7, 2026, 5:00 p.m. (Regular Meeting)**

**Tuesday, July 7, 2026, 5:00 p.m.**

**Tuesday, October 6, 2026, 5:00 p.m.**

**MEETINGS ARE HELD AT THE OFFICE OF CATHEY CONSULTING, 400 SOUTH GILLETTE AVENUE, SUITE 106, GILLETTE.**

Respectfully submitted,  
Helenanne Cathey, Assistant to the Board

  
\_\_\_\_\_  
Signature

Montie L Means  
\_\_\_\_\_  
Printed Name

4/7/26  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

Ethan Strand  
\_\_\_\_\_  
Printed Name

4 / 7 / 2026  
\_\_\_\_\_  
Date

Montie Means, President / Ethan Strand, Vice President / Robert Holum, Secretary/Treasurer