

Powder House Pass
Board Meeting
July 09, 2026

POWDER HOUSE PASS

AGENDA

POWDER HOUSE PASS BOARD OF SUPERVISORS' MEETING
COMMUNITY IMPROVEMENT DISTRICT
9:30 AM MST, July 09, 2026
Powder House Pass Community Building
11283 Powderhouse Trail, Lead, SD 57754

A. ROLL CALL/CALL TO ORDER
B. APPROVE MINUTES
- a. Approve Minutes of June 11, 2026, Regular Meeting

C. STREETS AND UTILITIES
- a. Street Reconstruction Update
- b. Proposed Change Order 2
- c. Proposed Amendment 3 to Task Order 9

D. FINANCE
- a. June Finances / Bill List

E. LEGAL
F. ITEMS FROM VISITORS
G. ITEMS FROM THE BOARD
H. MEETING AND ANNOUNCEMENTS
- a. CID BOARD MEETING: August 13, 2026, 9:30 AM MST (10:30 AM CST) PHP Community Building. Regular Meeting

I. EXECUTIVE SESSION
- a. SDCL 1-25-2 (3): Consulting with legal counsel or reviewing communications from legal counsel about proposed or pending litigation or contractual matters

J. ADJOURN

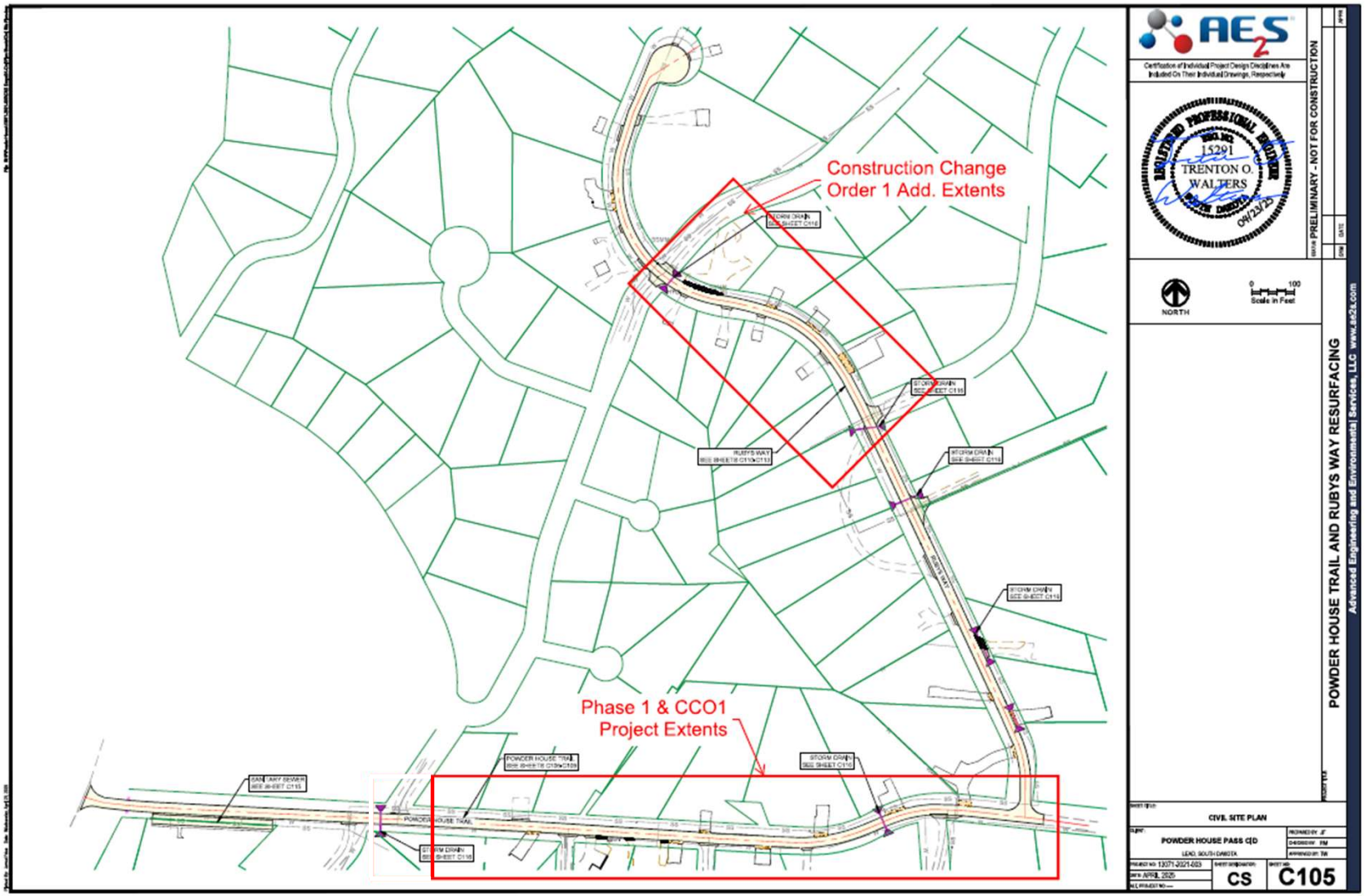
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The public may also attend via the Teams Meeting Platform or by phone. Please see website (phpcid.org) and go to Home Page/Announcements for Teams Link and Call-In number.

Operations Status – Streets and Utilities

Street Reconstruction

- Update from AE2S on reconstruction project



Operations Status – Streets and Utilities

Street Reconstruction

- Proposed Change Order 2

Operations Status – Streets and Utilities

Street Reconstruction

- AE2S Proposed Amendment 3 to Task Order 9

2026 AE2S Invoices	Date	Amount	
109215	2/24/2026	$ 2,367.50	
109995	3/24/2026	$ 2,175.50	
110567	4/21/2026	$ 5,892.25	Roundup
Total		$ 10,435.25	$10,500

Current AE2S Construction Budget	Remaining Budget ($18,000-$10,500)	Total Construction Cost (CCO #1)	
$ 18,000.00	$ 7,500.00	$ 356,000.00	

Total AE2S Budget and Construction Est.	Proposed Amendment Amount	Construction and Engineer 2026 Total	
$374,000.00	$ 16,000.00	$390,000.00	

Invoices from AE2S YTD for this project total approximately $10,500, leaving a remaining approx. $7,500 for construction services this summer.

I am proposing adding an amendment of $16,000 (not to exceed) to the Construction services amount.

Financial Summary – June 2026 Financial Summary

General & Administrative

- Regular Ad Valorem and Opt Out taxes from May, received in June
- $47,394 in General Services Fees
- Annual Insurance payment made in June - $14,418 allocated to General.
- Audit progress billing of $13,390 paid in June.
- Annual BLM Land rent of $1,398 (did not have budgeted).
- 2026 Expenses at 29% of Budget through June
- Net Revenue & Exp of **$49,969.35**
- Total General Fund Balance of **$593,255.57**
    - Includes Road Maintenance Fund which will use up to another $380K in 2026.

Water

- Monthly usage overages charges of $2,080.12 and Base Fees of $37,026.94
    - Overage charges at 26% of budget YTD.
    - Tap Fees at 8% of budget YTD.
- Annual Insurance payment made in June - $3,840 allocated to Water.
- All other expenses in June were recurring.
- YTD Expenses are at 42% of Budget.
- Net Revenue & Exp of **$22,212.16**
- Total Water Fund Balance of **$156,622.11**

Financial Summary – June 2026 Financial Summary

Wastewater

- Monthly usage overages charges of $1,332 and Base Fees of $16,923.
  - Sewer overage charges at 25% of YTD budget
  - Tap Fees at 0% of YTD budget
- Annual Insurance payment made in June - $21,502 allocated to Wastewater.
- All other expenses in June were recurring.
- YTD Expenses are at 53% of Budget.
  - Over 50% due to annual insurance premium payment.
- Net Revenue & Exp of ($21,964)
- Total Wastewater Fund Balance of ($99,981)

SRF Loans/Project

- Received monthly SRF Loan payments of $415,842 through assessment process
- April and May SRF Loan assessment payments were put into SRF Reserve in June.
- June SRF Loan assessment payments transfer to Reserve in July.
- Annual Loan Payments on Loans #1-3 will be made on July 15th.
  - Loan 4 does not have a payment until July 15, 2027

Financials – June 2026 General Fund Revenues

		Jun-26	2026 Actual	2026 Budget	% of Budget	Notes
	Beginning Total Fund Balance Estimate	**552,920.66**				
	Revenue & Sources:					
31110	Ad Valorem Tax Revenue	27,272.15	180,770.16	309,632.00	58%	May Payments
31113	Bank Franchise Tax		-	1,000.00	0%	
31190	Opt Out Taxes	15,146.40	103,990.77	175,000.00	59%	May Payments
31111	General Services Fee	47,394.76	202,103.65	211,569.13	96%	Portion of CSF to General Services
31112	Garbage Service Fee	240.95	1,079.52	2,200.00	49%	
34340	PHP CID Road Maintenance		-	1,350.00	0%	
34930	Key Fobs		240.00	500.00	48%	
34610	Community Center Rental/Interest/Lumen	250.00	1,200.00	3,000.00	40%	Monthly rent
	Total Revenue & Sources	**90,304.26**	**489,384.10**	**704,251.13**	**69%**	
	CID G&A					
4111	Payroll Wages (1/3)	4,096.90	24,441.41	58,667.57	42%	1/3 of payroll
4120	OASI (1/3)	199.14	1,810.68	4,488.07	40%	1/3 of OASI
4130	Retirement (1/3)	228.81	1,433.29	3,520.05	41%	1/3 of Retirement
4140	Workers Comp		(9.67)	900.00	-1%	
4150	Benefits (1/3)	1,095.34	6,321.02	11,050.00	57%	1/3 of Benefits
4210	Insurance (Prop/Liability)	14,418.28	14,418.28	14,000.00	103%	Annual Insurance Payment
4220	Accounting Fees	3,000.00	18,000.00	36,000.00	50%	
42201	Legal Fees	1,894.22	6,947.55	25,000.00	28%	
4221	Engineering Services		3,530.50	10,000.00	35%	
42210	Property Taxes (Community Building)		5,114.85	10,000.00	51%	
4240	Audit	13,390.00	13,390.00	25,000.00	54%	Progress Billing on Audit
42401	Contract Labor		-	-	#DIV/0!	
	Garbage Services (net)	(1,463.68)	1,952.72	-	#DIV/0!	Timing of Garbage payment collections vs. payment to RSI
42521	Maintenance - Comm Bldg	619.01	4,756.04	12,000.00	40%	Cleaning, misc supplies
42522	Maintenance - Pool	809.60	2,818.65	9,600.00	29%	Cleaning, misc supplies
42523	Maintenance - Maint Bldg	5.93	950.76	14,000.00	7%	Cleaning, misc supplies
4253	Maintenance and Repairs (General)		27.99	7,000.00	0%	
42531	Maintenance (Vehicles)	529.99	6,353.75	7,500.00	85%	Grapple Repair
4260	Web Page/Hosting	568.60	1,018.60	2,000.00	51%	
42601	IT Support	68.90	1,395.83	6,000.00	23%	AllNet Communications
4261	Office Expense/Supplies/Misc	33.91	3,198.47	3,500.00	91%	Misc supplies
4262	Fuel for CID Equipment	1,245.66	4,284.78	6,000.00	71%	
4265	Supplies/Tools (General)		1,603.50	3,000.00	53%	
43701	Street Signs		-	1,500.00	0%	
43702	Road Maintenance	5,892.25	19,041.34	400,000.00	5%	AE2S Engineering - Street Reconstruction
43703	Snow Removal/Sanding		2,882.97	7,000.00	41%	
4281	Cable/Internet/Phone	79.44	1,086.23	2,500.00	43%	Cell Phone/DirectTV
4282	Electricity (all Buildings)	685.37	4,291.18	8,500.00	50%	Comm Bldg/Shop Bldg
4283	Gas *(all Buildings)*	665.46	5,608.86	12,000.00	47%	Comm Bldg/Shop Bldg
4286	Dues & Memberships	1,906.22	2,978.78	1,000.00	298%	Annual BLM Land Rent
4380	Vehicle Purhcases		-	15,000.00	0%	
43801	Snow Loader Payment		24,344.20	24,344.00	100%	
	Capital Reserves		50,865.34	80,000.00	64%	
	Subtotal CID G&A	**49,969.35**	**234,857.90**	**821,069.69**	**29%**	
	Transfer (To)/From General Reserves			0.00		
	Transfer (To)/From Capital Reserves			(80,000.00)		
	Transfer (To)/From Road Maint Reserves			200,000.00		
	Net Revenue & Expenditures	**40,334.91**	**254,526.20**	**3,181.44**		
	Ending Total General Fund Balance	**593,255.57**				

Financials – June 2026 Water Fund

		Jun-26	2026 Actual	2026 Budget	% of Budget	Notes
	Beginning Total Fund Balance Estimate	**134,409.95**				
	Revenue & Sources:					
38110	Water Base Fee	37,026.94	154,251.55	165,302.76	93%	Water Portion of CSF
38150	Water Tap Fees		3,500.00	42,000.00	8%	
38111	Water Overage Fees	2,080.12	23,237.39	88,000.00	26%	Monthly overages
38130	Water Meter Sales		964.00	5,000.00	19%	
	Total Revenue & Sources	**39,107.06**	**181,952.94**	**300,302.76**	**61%**	
	Water System					
4111	Payroll Wages (1/3)	4,096.90	24,441.41	58,667.57	42%	1/3 of payroll
4120	OASI (1/3)	199.14	1,810.68	4,488.07	40%	1/3 of OASI
4130	Retirement (1/3)	228.81	1,433.29	3,520.05	41%	1/3 of Retirement
4140	Workers Comp	-	(9.67)	900.00	-1%	WC refund
4150	Benefits (1/3)	1,095.34	6,321.02	11,050.00	57%	1/3 of Benefits
4210	Insurance - Property	3,840.00	3,840.00	4,000.00	96%	Annual Insurance Payment
4220	Sampling		126.00	500.00	25%	
4221	Lic Contract Operator/Maintenance	2,000.00	8,394.25	12,000.00	70%	2 months (catch up from last year)
4240	Utilities Consultant (Clearwater Consulting)	1,927.79	7,668.32	13,500.00	57%	
42401	Contract Labor		-	-	#DIV/0!	
42402	Contract (Dakota Pump)		941.00	1,500.00	63%	
	Water Meters		2,626.68	4,500.00	58%	
4253	Maintenance/Repairs (General)	531.12	12,189.26	12,000.00	102%	
42531	Filters		17,473.55	60,000.00	29%	
42532	Chemicals		761.76	6,000.00	13%	
42533	Generator		-		#DIV/0!	
4282	Electricity	770.04	6,034.32	12,000.00	50%	Booster Station Power
4283	Natural Gas		-	1,000.00	0%	
4285	Purchased Water - *Lead Sanitary Disctrict*	2,195.76	10,670.83	44,000.00	24%	
4286	Membership/Dues	10.00	130.00	-	#DIV/0!	Drinking Water Permit
	Subtotal Water	**16,894.90**	**104,852.70**	**249,625.70**	**42%**	
	Transfer (To) Waste Water			(43,655.67)		
	Net Revenue & Expenditures	**22,212.16**	**77,100.24**	**7,021.39**		
	Ending Total Water Fund Balance	**156,622.11**				

Financials – June 2026 Wastewater Fund

		Jun-26	2026 Actual	2026 Budget	% of Budget	Notes
	Beginning Total Fund Balance Estimate	**(78,016.64)**				
	Revenue & Sources:					
38310	Sewer Base Fee	16,922.90	70,511.28	75,570.03	93%	Wastewater Portion of CSF
38320	Sewer Tap Fees		-	42,000.00	0%	
38311	Sewer Overage Fees	1,331.88	16,978.07	68,000.00	25%	Monthly overages
	Total Revenue & Sources	**18,254.78**	**87,489.35**	**185,570.03**	**47%**	
	Waste Water					
4111	Payroll Wages (1/3)	4,096.90	24,441.41	58,667.57	42%	1/3 of payroll
4120	OASI (1/3)	199.14	1,810.68	4,488.07	40%	1/3 of OASI
4130	Retirement (1/3)	228.81	1,433.29	3,520.05	41%	1/3 of Retirement
4140	Workers Comp	-	(9.67)	900.00	-1%	
4150	Benefits (1/3)	1,095.34	6,321.02	11,050.00	57%	1/3 of Benefits
4210	Insurance - WWTP and Lift Station	21,502.00	21,502.00	20,000.00	108%	Annual Insurance Payment
4220	Sampling	1,378.80	7,588.52	15,000.00	51%	
4221	Licensed Contract Operator/Maintenance	4,000.00	14,962.11	24,000.00	62%	2 months (catch up from last year)
4240	Sludge/Sewage Pumping	794.00	1,768.00	6,000.00	29%	
42401	Contract Labor		-	-	#DIV/0!	
	Fines & Penalties		-	-	#DIV/0!	
42402	Contract - Dakota Pump		2,821.75	2,500.00	113%	
4253	Maintenance & Repairs (General)	1,358.98	5,725.84	20,000.00	29%	
42531	Filters		-	-	#DIV/0!	
42532	Chemicals	987.81	4,143.88	8,000.00	52%	
4282	WWTP Power - *Black Hills Energy*	3,397.87	22,050.51	42,000.00	53%	WWTP
42821	Embers Way Electricity	95.24	1,035.75	2,800.00	37%	Lift Station
42822	Outlaw Pass Electricity	204.96	1,153.79	3,000.00	38%	Lift Station
42823	Eastwind Electricity	116.51	744.45	1,800.00	41%	Lift Station
4283	WWTP Gas- *MDU*	691.51	4,486.64	4,500.00	100%	Generators for WWTP (Englewood, OP, Ruby's Way)
42831	Lift Station Gas - *MDU*	70.79	465.35	1,000.00	47%	Eastwind Ct/Embers Way/Outlaw Pass (2 month OP)
4286	Membership/Dues		120.00	-	#DIV/0!	
	Subtotal Waste Water Treatment	**40,218.66**	**122,565.32**	**229,225.70**	**53%**	
	Transfer from Water			43,655.67		
	Transfer from SRF Loan Fund					
	Net Operating Revenue & Expenditures	**(21,963.88)**	**(35,075.97)**	**0.00**		
	Ending Total Waste Water Fund Balance	**(99,980.52)**				

Financials – June 2026 Fund Balance Report

GENERAL & ENTERPRISE FUNDS	BEGINNING FUND CASH BALANCE 1-Jun-26	DEPOSITS	MONTHLY ACTIVITY TRANSFERS IN	TRANSFERS OUT	PAYMENTS	ENDING FUND CASH BALANCE 30-Jun-26
General Fund (incl. Road Maintenance)	$552,920.65	$90,304.26			$49,969.35	$593,255.56
Water Fund	$134,409.94	$39,107.06			$16,894.90	$156,622.10
Sewer Fund	($78,016.65)	$18,254.78			$40,218.66	($99,980.53)
SRF Project/Loan Fund Capital Reserves	$242,259.88	$415,842.15		$232,351.09		$425,750.94
TOTAL	**$851,573.82**	**$563,508.25**		**$232,351.09**	**$107,082.91**	**$1,075,648.07**
RESTRICTED FUNDS						
SRF Loan 1/2 Fund Reserve	$278,207.56	$105.36	$88,183.40			$366,496.32
SRF Loan 3 Fund Reserve*	$916,311.02	$3,533.90	$98,555.78			$1,018,400.70
SRF Loan 4 Reserve	$96,020.40		$43,389.30			$139,409.70
Construction Deposits	$60,000.00					$60,000.00
Grinder Pump Reserve	$85,734.41					$85,734.41
TOTAL	**$1,436,273.39**	**$3,639.26**	**$230,128.48**			**$1,670,041.13**
TOTAL - ALL FUNDS	**$2,287,847.21**	**$567,147.51**	**$230,128.48**	**$232,351.09**	**$107,082.91**	**$2,745,689.20**

HELD IN THE FOLLOWING ACCOUNTS:	Ending Balance
CHECKING	
First Interstate Bank	$ 1,184,857.21
TOTAL CHECKING	**$ 1,184,857.21**
SAVINGS	
First Interstate Bank Savings (General Funds/Op Reserves)	$ -
First Interstate Bank (SRF Reserves Acct)	$ 285,870.38
Fidelity (SRF Reserve Acct)	$ 1,274,961.61
TOTAL SAVINGS	**$ 1,560,831.99**
TOTAL BALANCE	**$ 2,745,689.20**

Financials – June 2026 Vendor Transactions

Vendor	Memo	Credit
Ace Hardware of Lead	Misc Parts and Supplies	172.19
AE2S	Engineering Consulting	8,144.86
All Net Connections	Standard Rate	68.90
Black Hills Electric Cooperative*AUTO	Monthly Electric Autopay	770.04
Black Hills Energy-AUTO	CID Electric Service	4,499.95
Black Hills Pioneer	Publishing Notices 724	70.23
CBH Co-op	Fuel for CID Equip	1,245.66
Clearwater Consulting & Water Mgmt, LLC	Invoicing and Admin Services	1,927.79
DANR	Drinking w ater permit	10.00
Delta Dental of SD-AUTO	2026 Premiums	242.78
First Interstate Bank	Credit Card Payment	3,483.45
Hawkins Inc.	Chemicals	987.81
Jacobs Precision Welding Inc.	Grapple repair	500.00
Joe Dirt Septic & Drain, LLC	Pumping	794.00
Johnson & Richter Creative	Website updates	568.60
Ketel Thorstenson, LLP	CID Audit	13,390.00
Lead-Deadwood Sanitary District #1*AUTO	Acct 88007001 05/01/26 to 06/30/26	2,195.76
Lynn, Jackson, Shultz & Lebrun	PHP/CID General matters 14483.035	1,823.99
Midcontinent Testing Labortories, Inc	Potable Water Testing Effluent and Influent	1,260.25
Montana-Dakota Utilities*AUTO PAY	Gas Charges	1,427.76
Refuse Solutions, Inc.	Acct 5472 Garbage Service w /extra cans	6,511.50
RMB Associates LLC	Admin Fees	3,000.00
SD Public Assurance Alliance	Annual Insurance Plan	39,760.28
South Dakota Retirement System	Retirement Contributions	1,372.84
	Retirement Contributions	97.24
	Retirement Contributions	146.26
Sparkling Clean	Monthly cleaning services April 2026	221.42
Theodore Joseph Barrett	Consulting	6,000.00
United State Dept of the Interior (BLM)	BLM Rent	1,397.70
Verizon*Auto	742516316-00001	79.44
VSP Insurance Co.*AUTO	Vision Insurance	35.21
Wellmark*AUTO	Policy Group # 00626453-1000 6/01/26 to 6/	3,505.35
Western Peaks Logistics	Sampling Delivery	118.55
	Total	105,829.81

Legal

Items from Visitors

Items from the Board

Meeting and Announcements

Executive Session

Adjourn

POWDER HOUSE PASS

AGENDA

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COMMUNITY IMPROVEMENT DISTRICT
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