



Monthly Meeting

Date: November 17th, 2025

Attendees: John Bernazzani, Terra Bumpers, Judy Wachob, Mary Alice Rios, Mark Fuson, Christy Deem, Jo Bob & Dana McGuire, Diane Stransky, Doyle & Kathy Villers were also in attendance, arriving between 5:50 & 6:00PM

Call to Order: 5:42PM

Minutes:

Annual meeting minutes were approved via email and already posted to website.

Financials:

Done on a quarterly basis. This was done during October meeting; budget was also presented.

Board Business:

Judy asked if Mary Alice would assume the Vice President position, so she can occupy the at-large seat instead. Discussion ensued about primary responsibilities being to attend meetings and sign checks. Checks require dual signature and only President, Vice President and Treasurer are typically allowed to sign. Motioned by Terra; seconded by John.

Mary Alice will likely need to go to the bank and get authorized as a signer. Terra will review this process and get in touch with TBK. We will need to remove Judy Wachob's signing authority.

Water Operations:

Used 307,080 gallons used last month.

\$1100 for installation of VFDs (variable frequency drive).

Temporary water was restored to one resident, then disconnected and blown out again for winterizing. House is being mitigated for asbestos.

We're in the typical downwards spiral of usage for fall & winter; high point is 1.3M in summer, usually.

Discussed SCADA, leak detection and other electronics with the residents that were here since we were meeting in the Water Treatment Plant. Discussed meeting in board homes for free most of the time, but the Fire Stations are also a free option sometimes. Board couldn't host this meeting.

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Other Business:

Discussed the need for a Secretary. We have not had one in over a year, except for a couple of months, and Terra doesn't mind taking the notes but does prefer a full board for decision making and quorum. Discussed that Mary Alice stepped into V.P.

Discussed the material recycling account and upcoming holiday gathering. We typically would take December meeting off to have a holiday meal with board members and primary subcontractors (bookkeeper & water operator), but we haven't in the last 3-5 years so we're going to try to this year.

Discussed the capital account and if there is a target date for improvements. There is about a 30-40 year time horizon on the system replacement – we would need to pull a depreciation schedule, in addition to other capital improvement done over time as needed. Discussion ensued about how it was done in a previous board, who had a more itemized list. We discussed that things like tank inspections are operational and things like tank replacements are capital. Discussed that the USDA helped set rates back in 2019 and gets annual reporting from us. We do need to do a rate study this year and we expect rates might go up and will not go down. Capital account is not a slush fund, but intended to make sure we can do major upgrades throughout time, but also if and when the system needs a full replacement again for future homeowners. An asset schedule was offered. We discussed that these funds are not for pond upgrades, but water system upgrades.

Discussed if there is a separate Rec account. There is and we are likely to raise that rate, currently at \$5 per month per paying lot, but even the cost of the few things we do regularly like the fish, grass trimming, signs, passes, and porta-potty are about all that funds. Most of the group in attendance was concerned about pond improvements that were floated at the Annual Meeting, where attendance was low. We talked about the long list of suggestions over the years and that we feel it is our obligation to talk about all ideas that come up, even if we don't action them. We talked about the milfoil a bit. Some asked about the Hay Bales for algae. We have some bales and we never used them because we didn't get the bags to sink them, and we didn't need them the last few years. Asked about the mowing and who does it. Josh Hammel is doing that – 5 times this year and twice only last year. Even if we raise the rate, it's to cover those types of costs, reassured that it is not to fund some major improvement. We do need grass carp every year, but not necessarily trout – residents do like the fishing, though. Some residents want security due to trespassing, improper fish handling, etc. Board was encouraged to implore the neighbors and neighborhood to help police the ponds. Discussion was about safety of the residents who are policing and that the sheriff is a little laissez faire about it. The trespassers can be verbally abusive and so can our own residents. We did discuss cameras again, but all determined that this wasn't effective or good use of funds. We also discussed voluntary sign-ups to police the ponds. There was discussion by those present that those in the lower subdivision

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near the ponds do not want improvements and those in the upper subdivision should take share policing responsibility. Board pointed out that passes were handed out in person with discussion about responsibilities and letters have been sent. We cannot force anyone to sign up for policing. Someone suggested that we need to have the sheriff's office on board with us and they have in the past written a letter we could hand out to trespassers. Currently unclear who may action that. Was discussion on whether we could go to the city (no, we're county) or what other avenues we can pursue. The group in attendance feels the less comfortable we make the ponds the less they are advertising themselves. No additional beach, dock, etc. Some in the group proposed dredging the pond to keep it healthy as a capital investment. Board is not in favor of using capital account for this currently. Our current capital account would not even cover the cost of 1 water tank. It needs time to grow.

Action item for all residents: The sheriff needs to take trespassing seriously. We need to call them every time, not threaten to call them, and we need to say we want to press charges - even if it is on our own residents who refuse to wear their passes. Each of us is an owner who can action.

Adjourned: 7:02

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