



Monthly Board of Directors Meeting

Date: July 22nd, 2025

Attendees: John Bernazzani, Terra Bumpers, Judy Wachob, Jamie Matthews, Debbie Smith, guest: Nancy Juliana (260 Sortais), guest: Erin Wall (317 Sortais), guest: Mary Alice Rios (120 Sortais)

Call to Order: 5:52PM

Minutes:

Financial Review

- Quarterly capital contribution to American Century Transfer will be done by Terra for \$14,779.34
- Fiscal year ended 6/30/25 with new chart of accounts
- gWorks fixed ready to serve account billing; Debbie will fix the accounts in the system, but has been billing and handling manually
- Neptune usage & billing is ok, but meter read report is in a support ticket because we're not able to interface the reads right now
- Debbie will review if any issues in greater than 50K accounts; did not see seasonal usage in those couple accounts but it could be accurate (post-meeting note: there was a problem in gWorks that is being corrected)
- Construction account funds were discussed
 - o We know the Waage-Ellis repair should have come from that
 - o Whatever is left at this point, we believe can be closed to Operations at this point as we have invested substantially in water infrastructure improvements
 - o Debbie mentioned that the automatic loan payments to USDA was coming from the Construction account, so we will need to take care of that first before closing the account (post-meeting note: USDA Rural Dev provided Terra the form to close)
- USDA Rural Dev sent a letter requesting some supporting documentation for their 2025 loan support – it is due by the end of August (post-meeting note: Terra reached out to RD to let them know we were in receipt of the letter and would be providing support)
- Jamie will follow-up about the previous years' audits; there was some confusion that they may have reached out to Terra about some information and we would like to get them completed
- Debbie will send invoice note & letter first week of August for the annual meeting
- Terra will see if the library is open for the 10/20 meeting (post-meeting note: it was not available, so we booked an R-space through Jamie from 5:30-7:30)

Contact Information

Emergency Contact
Mark Fuson 970-398-5540
mfuson265@gmail.com

Billing Questions
Jamie Matthews/Debbie Smith 970-460-8575
fre_water@hotmail.com



- There is no significant Accounts Receivable; Debbie will send appropriate letters & emails (we do not discuss A/R details when non-board members are present)

Water Operations (post-meeting, as Mark could not attend on the updated date)

- June produced 1,143,407 gallons
- Average 38K per day
- No filter changes
- No issues

Other Business

- Discussion ensued by Nancy J. as to the nature of the Water Company and former actions this board has taken in prior years as an HOA, such as shutting businesses down that were operating within the neighborhood. Also discussed a former Benevolent & Protective Society some residents had formed and was later disbanded. Suggested civil suit as the best path forward for any and all matters concerning CC&R violations, fire safety, noise, etc.
- Erin Wall previously expressed interest in joining the board as secretary. Terra motioned for Erin to fulfill this role, Judy seconded. John approved.
- Mary Alice Rios previously expressed interest in joining the board. John motioned for Mary Alice to fulfill an at large role, Terra seconded. Judy approved.
- We will review bylaws and really need to re-write them for what each role can do as well as several other outdated features.

Adjourned: 6:59PM

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