



Monthly Meeting

Date: May 18th, 2026

Attendees: John Bernazzani, Terra Bumpers, Judy Wachob, Mary Alice Rios, Mark Fuson, ~~Jamie Matthews, Debbie Smith~~

Call to Order: 6:05PM

Minutes:

April minutes were circulated over email. Motion to approve by Terra, seconded by Mary Alice and approved by John.

Financials:

- Jeff Perino had a water leak that progressed over three months until it became evident. Debbie notified us that the bill was high and to check the meter. Jeff repaired the leak and asked for leak forgiveness. We used the Leak Policy and calculated his credit and noted it on the Leak Log. Debbie will communicate this to Jeff.

Water Operations:

- In April, 472,978 gallons used – with the large leak included in that number. No filter changes. We have about 5 weeks of the CCX and 4 weeks of the CC.
- Have been getting an uptick in locate requests. No issue, but latest one is Trautner doing soil testing along 240. We do not know what it is for; locate request doesn't include that.
- Kennedy Plumbing fixed the booster station on May 8th for \$1,000. Debbie notified the residences impacted the night before. Services were off from appx. 9 to 9:30 for some residents on North-West Sortais & Nusbaum.
- Some residents are asking about water restrictions, but we currently have no need to restrict and will only be asking for voluntary conservation. Terra ask Debbie to send with next bill.
- We discussed the meters and upgrades required for more frequent/automatic reads.
 - o Diehl systems have fewer moving parts and the cost of the meters & heads (miniature MAG meters) are about \$278 each and then we need to pay for installation or do it ourselves. There is some software annual licensing costs as well and a web interface. This network is not the same as Neptune and some other things could potentially be piggybacked off of the shared network in the future. They would come to do a study for free (from Denver) and then give us a more accurate quote. Consumers can be given access to login and review their own usage. Administrators can login and we believe setup text alerts.

Contact Information

Emergency Contact
Mark Fuson 970-398-5540
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Billing Questions
Jamie Matthews/Debbie Smith 970-460-8575
fre_water@hotmail.com



- Neptune systems would want to also put in towers and you can setup AMI so you can run reads periodically (could theoretically do that daily, but have to do it manually – we have to confirm this to see if we can run it on a schedule). No access to a customer portal. Uses a private network. Neptune meters are appx \$600 each. We could also get a study and quote from them, and since our existing meters are Neptune we may be able to negotiate.
- We discussed whether us having the access to this data, even if it's not on our side of the meter, does having the information make the membership legally liable for reporting and monitoring in any way. We will talk to Paul Kosnik.
- We discussed that the current capital account can't cover this and is meant for long-term replacement not improvements. We are planning to do part two of the Water Treatment Plant next year.
- The existing meters are relatively new; all replaced in 2020 water project. Marginal to no resale value to our knowledge, but should be checked if we pursue this. Generally, meters can start being less effective around 6 years- but generally replaced at 15-20 year mark.
- Next steps will be to have the free studies done from both vendors and discuss quotes, results, options. Mark will help us get in touch with both.
- We are close to getting a quote for phase 2 of the Water Treatment Plant work and work will still happen in the Fall.
- Annual CCR (Consumer Confidence Report) is coming out soon.

Board Business:

- Bob's Johns automatically arrived on schedule
- Several residents called to indicate that young residents and friends of residents are trespassing, being rowdy, and possible stealing. John indicated to call the sheriff but did also go down to talk to some of the people involved in the situation.
- Annual Meeting – 4th Monday of August and Terra will call the library and prepare notices to be mailed. And communicate in June & July billing.
- Budget Items – we will get a draft budget from Debbie & Jamie in early July. Let's come to next meeting with anything besides the Water Treatment Plant that needs to be considered.

Other Business:

N/A

Adjourned: 7:28PM

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