



Monthly Meeting

Date: April 20th, 2026

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

Call to Order: 6:05PM

Minutes:

March minutes will be approved over email or in next month's meeting.

Financials:

Audit is finally wrapped up; final bill was \$12,900. Reviewed Management Report over email previously. Jamie went into details about some items we need to formally respond to. Most of the findings were related to if we wanted to get federal funding again; having more policies in place. Discussed whether to implement these now vs. waiting until we need federal funding again. Examples: Financial & Bookkeeping Policies & Procedures, Selecting Contractors & Preferred Contractors. Jamie will include verbiage that we will open a separate bank account for federal funds, that we will follow the governing agency's procurement, and government fiscal year end reporting guidelines.

There was one closing in February; one related transfer fee will be recorded. Higher March/April usage expected to increase due to weather. Legal fees were higher due to working on proper bylaws; as noted amongst board via email the bylaws we had in place from many years ago were not in regulatory condition (CCIOA specifically, amongst others) and we talked about redoing them in 2020 when we did the project. Bylaws do NOT get recorded, so it may confuse people if they find some old ones recorded. Terra transferred \$11,594.65 to the American Century account on April 14th. A/R report will be printed out & circulated post-meeting. We will possibly have to send an email/letter to one resident. We filed all 3 tax exempt property reports.

Water Operations:

Grand Junction pipe – Mark, John and Terra are signers now – removed old signers. We are considering getting a credit agreement with Ferguson as well. Ed Blocker at Ferguson spoke with John about what it would take to get us on a system where we read daily/hourly and can monitor for leaks, etc. It is more expensive, but the larger hindrance is having an admin monitoring it on a regular basis as we don't have any FTE. It would take 1-2 towers at \$5K+ per tower. With our current system we can go pull a report at the meter and get daily reports for 3 months of data. Hindsight not foresight. We agreed to look into it more by doing a propagation study and do a cost-benefit analysis. We talked about how we have one provider willing to

Contact Information

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Billing Questions
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provide property insurance – we have struck out on this the last couple years. Their maximum policy is \$1M, so we talked about pursuing a policy for the water treatment plant and one tank, leaving the booster station and older tank uninsured still. Used 380,959 gallons in March; no filter changes. We do not have a drought plan; we have a half gallon CFS undisputed water right and it is not conditional and that has been sufficient even in prior droughts and when other water districts are on restriction. We should create our own drought plan, just to have something in place.

John has spoken to Kennedy Plumbing about getting the rest of the piping in the water treatment plant replaced and tie-in to the new system. Mark has spoken to Browns Hill for two new mag meters and programming for an adjustable chlorine pump. We will try to get another quote or two from other plumbers as possible. Looking for an October/November timing. There is a leak at the booster station; it is handled via short-term solution, but we will get a long-term solution in place. Contacted Shubert for that work.

Board Business:

N/A

Other Business:

N/A

Adjourned: 7:15PM

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