



## Monthly Meeting

Date: January 19, 2026

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

Call to Order: 6:05PM

### Minutes:

November minutes were approved via email so we could enact the TBK signing authority changes more quickly.

### Financials:

Three transfers occurred. Browns Hill set up the Sensaphone. Christmas dinner thank you mostly came from copper recycling fees. Currently 91 occupied lots; 12 unoccupied. We're a bit ahead of budget for revenues given we get Spring/Summer in the last half of the fiscal year; at 55%. Mark is going to make a filter order soon – we haven't used as many the past couple years due to lack of runoff. Debbie would like to have a head's up if it's going to be a large expense. A lot of good movement on the audit the past couple weeks. Derek may reach out to John about approval process and oversight of the 2020 project. It was Paul at the time; but John can speak to it. Construction account had a little left and a couple months ago we agreed to close; it has been closed now. gWorks and regular follow-up process has reduced AR this time this year to this time last year. There are about 90% of people using gWorks now. Two of the customer accounts Debbie is working with gWorks on a few payments that were paid but aren't showing up that were impacted originally by the issues with lot owners on ready-to-serve. No major outstanding A/P besides normal end of month balances.

### Water Operations:

Used 287,732 gallons in December; no filter changes.

More Harmsco filters will be ordered in the next 1-2 months.

Concerned about fire season and drought – would like to draft a plan in preparation just in case. We did have one time prior to the ditch being cleaned out that we had high turbidity and had to restrict water for a small time and bring water in, but we haven't had drought-related restrictions in the past. Just had to ask people to be water conscious during those times.

We talked at length about what is water company vs. good neighbor type advice. Forest Lakes is doing a drought plan, but FRE has really great water rights and likely won't experience water restrictions. We should have a fire plan in place for water operations. John will reach out to the

### 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](mailto:fre_water@hotmail.com)**



fire chief. Emergency services can use our ponds for an emergency, btw, but we aren't allowed to sell or authorize disbursement in other situations.

**Board Business:**

Leak Forgiveness policy approved. Motioned by John, approved by both Mary Alice & Judy. Terra drafted and abstained from vote.

Spoke about bylaws and history of bylaws, and recommended approach lawyer recommended in 2023. We took the lawyer's draft version and redlined; have that version back approved by lawyer with limited comment. Each board member will review on their own and be prepare to modify over email and approve at next meeting. Terra will send some of the language that is still in the balance to the group.

Board Insurance – make sure Mary Alice is covered.

**Other Business:**

Adjourned: 7:35

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