



Monthly Board of Directors Meeting

Date: June 13, 2024

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

Call to Order: 5:38PM

Minutes:

Approved May minutes. John motioned, Judy seconded.

Financials are unremarkable. Discussed moving B&P (benevolent and protective) equity from a previous entity created and dissolved within neighborhood into regular retained earnings. Discussed turnover at USDA rural development office. Duane Dale in a new position; replaced by Amelia Wyaco. The Leavitt/Kysar package for General Liability and Excess insurance is not being renewed due to high wild fire risk in our area. Letter issued 6/3; policy expires 8/15. Terra will call to request a site inspection due to belief that our plant and tanks are not subject to major fire risk. If not an option, will pursue other insurance options. Discussed other neighborhoods and special districts, in case we cannot insure and need to form a government entity, which we have previously tried to avoid.

Multi-factor authentication was discussed on our Microsoft account and want Terra or someone on more to have the same level of authentication as Jamie. Discussed using Google Drive instead of Hotmail with an auto-forward on old Hotmail and need to archive. Discussed email management and making sure the board knows about things we need to action and how often it is checked. Terra cleaned up some of the spam and unsubscribed so to hopefully make it easier for bookkeeping.

Reviewed A/R balances. Only three accounts behind – they will be contacted directly by Debbie.

Water was at 966K in usage this month. Changed 5 filters. Average is at about 31K gallons per day. Average in 2016/17 was about 50-70K per day w/ that 60% loss, so the system is still looking good. CCR (Consumer Confidence Report) was sent to the state on June 12th. PFAS (forever plastics) testing will be a new bi-annual requirement. There was a change in the lead presence requirement. Only 3 houses in our subdivision were contacted and resolved same day. It was previously homes pre 1989, but modified to pre 1960. Will use Green Analytics to get a pre-test to see how we think we will fair in a PFAS, but doesn't start as a requirement until 2028.

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

DELIVERING SAFE DRINKING WATER



Need to sample when the river is up and down. If issues, grant funds are likely available and test is in parts per trillion.

Shubert water plant work is 95% complete. Minor leaks in the plan and the flow restrictor need to be addressed. Labor is not yet paid and there is way too much inventory that we will work with Shubert to refund. We will keep some of it for extra parts. There is some bid confusion about whether it included both parts and labor and we having some difficulty working with them at this stage.

We need to fix the dirt by the Searles' residence and are signing the agreement to forgo the ADU line and instead compensate them \$500. This was part of the drainage & easement agreement. Hammel will charge \$65/hour to mow by the ponds. Discussed the spraying and work Diane Stransky does at the ponds and compensating her for the weed killer and time. Discussed crediting her bill, but that will create a precedent and be more bookkeeping. We would rather find a way to just write her a check.

Adjourned: 7:05PM

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