



Florida River Estates Water Company - Annual Meeting

Meeting Date: October 21st, 2024 5:30 PM

Location: Durango Public library, Room 2

In attendance: John Bernazzani (P), Judy Wachob (VP), Mark Fuson (Water Operator), Debbie Smith (Bookkeeper), Terra Bumpers (Treas)

Call to Order: 5:39

Also attending were the following water users:

Jen Turner (online), Linda Crowther, Jon Kassay, Ron Bishop, Brenda Nelson

President:

Introductions

John Bernazzani – President 3 years, VP 4 years, Member at Large 3 years

Jamie Matthews (CPA) - Accountant/Managing Bookkeeping Engagement - 2 years

Debbie Smith (Bookkeeper) – 1 year

Mark Fuson – 9 years

Jim Scholan – Secretary, 5 years

Discussion about Jim traveling and stepping down officially a couple months ago.

Need a new secretary.

Discussion about time commitment being light unless there are major issues or projects, but comes with some noise about the HOA stigma vs. water company occasionally.

Discussed lagging on minutes being posted. Terra will try to get those updated as soon as possible.

Terra Bumpers – Treasurer, 8 years

Judy Wachob – At Large 1 Year, VP for 2 years

FY Accomplishments & Current or Upcoming Issues

- Major flooding in the lower subdivision last year, so this year we secured drainage & ditch easements that we have priority to maintain, then La Plata county if we do not. This was a stipulation for putting in the culvert. FRE will clean annually or as needed.
- The issue brought up last year with decreased water pressure for Waage/Ellis residences have been addressed. While it was a GOFF engineering issue, FRE agreed to split the cost and avoid legal action. CSI was contracted to replace the lines and we were able to use some set aside project funds from the grant and loan.

Contact Information

Emergency Contact

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Billing Questions

Jamie Matthews & Debbie Smith 970-460-8575

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- We had a situation this year where it became evident a water line was swapped at the meter; making two residences swap water usage. These bills have been corrected historically.
- The water treatment plant was re-piped. It needed to be done, but was not allowed to be part of the 2020 project because of the necessity to meet the 500 year floodplain guidelines. It still has a few small leaks and those will be addressed. All new copper piping now.
- Mowing between the ponds occurred three times this year. Diane Stransky continues to do periodic weed control for us, so we buy the supplies for this. The pond is and was restocked annually as per usual.
- Handful of meter pit to home leaks, which are the responsibility of residents. This is expected as most of these lines are as old as our system was before the project. It is important that all homeowner's know where their water shutoff is, typically near the water heater, and this is the best method to turn off water in an emergency. It can also be done at the pit if needed, but homeowner's are not advised to do this.
- We instituted a once per lifetime leak forgiveness policy up to 33% of the homeowner's bill, provided documentation and resolution/repair of the leak is satisfactory to the board. This is per home, not per owner, so is important to note as homes change hands. This was to ensure fairness over time.
- We do not have a real time flow alert system per meter; we read once per month and that is when we would have an alarm about usage in addition to notices about standing water.

Accounting:

Reviewed Statement of Financial Position

- Mud Creek work discussed as potential capital, but we were able to cover from operating
- Same with pipe refitting in the treatment plant
- Small amount of project money leftover that we could use on Waage/Ellis repair; restricted funds

Reviewed Statement of Financial Assets B/S

- Discussed depreciation, useful lives and addition to capital assets and how this impacts over time

Reviewed FY 2025 budget - posted on website

Reviewed capital account reconciliation

Instituted a new policy to reach out at 30, 60, 90 days late. We have not historically charged late fees or ever had to shut someone off. The new policy is keeping accounts receivable balances at acceptable and better levels.

Audit work was handed off to the audit firm and we are in queue - we are also working with RD (rural dev) to finish management reports and provide financials for out-years from the project; no further audits are required in the years we are not spending >\$750K.

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Water Operations:

- With our current system and usage, we have about 4-7 days of water in storage at a time
- Less worried about flooding with the drainage work done this year
- Our water is sourced from Sortais Spring (shallow 13 foot well) and water goes back and forth from Lake Caroll. It's possible if we wanted to fund digging a deeper well that is not under the influence of surface water, we could get out of the business of filtering, etc entirely somewhere down the road.

Treasurer:

- Discussed high level transition to gWorks billing in January. The cost is higher than uBmax, but unfortunately not an option to stay on it. It is an older, less friendly system overall, but for the volume of people using it, it made sense for us at the time.
- We will send out a communication about the transition, but generally speaking the fees to users will remain similar, where it's \$5-6 per \$100 today it will be a more standard 3.5% credit card processing fee going forward. Today we only allow debit/ACH, and because of the cost of accepting checks (mail collection, deposit at bank, time to record) we are going to cover debit/ACH fees as an organization. We will now be able to accept credit cards and recurring, automatic payments.
- New pond passes for 3 years will be issued in January. The new color will be blue. May consider going to 5 years after this; homeowner turnover is relatively low and the cost of the new passes is higher - unknown whether anyone is really looking at the color or passes. Red from a few years ago and yellow from now will no longer be valid.
- Encouraged to continue reporting trespassing. We recently found out our ponds were listed on a fishing application and worked with them to remove us. There is a corner of BLM land that comes into FRE, but it's NOT accessible from the neighborhood legally and the trespassers were clearly on our private docks, not BLM.
- We discussed the inability to monitor & enforce without help because even if we have cameras at the ponds, we would not know who should or should not be there, but could pull video as needed. Not sure residents would really want to be recorded all the time either, but one thing we are likely to do is get cameras at the water treatment plant. We have internet there already and it makes sense to monitor the plant as well as report anyone caught on the non-recreational pond. This pond is a water source and anyone caught on it could invalidate our insurance.

Meeting was adjourned at: 7:05

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