



Florida River Estates Water Company, Inc. Board Meeting

Meeting Date: August 10, 2023

Location: Durango fire station 3

In attendance: John Bernazzani (P), Judy Wachob (VP), Terra Bumpers (Treas.) Jim Scholan (Sect), Mark Fuson (Water Operator) and Jamie Matthews (Administrator)

Also residents: Diane Stransky, Joe BobMcGuire and Henery Cappi White,

Meeting was called to order at 5:40 PM

The Board voted to approve last month's minutes as submitted

Jamie Matthews reviewed the ARs and P&Ls. June 30th, 2023 was fiscal year end. Our end of year balance has gone up \$37,000.00 over last year even with high cost of winter frozen line repairs and filter use greatly exceeding expectations. People have called because there was no response address for the water company on the paper bill mailed out. There are several accounts in the 90 past due and Jamie has sent out certified letters requesting payment with balances. There was discussion of adding a \$5.00 per month late fee for past due accounts. The upcoming USDA triggered Audit for years 2021,2022,2023 will cost approximately \$25-\$30,000. Income was back up with increased season water usage and hot weather.

Mark Fuson (Water Operator) Water production for July was 1,500,000 gallons. There were three filter changes in June, (normally one or possibly none). Turbidity is still higher than usual for this time of year, meaning there is still ground water migration. The meter for the lower subdivision is down / broken. A new updated meter that will match the rest of the new meter / data systems is approximately \$6,000.00. It is felt both upper and lower meters should be replaced at one time. (\$12,000). Mark will order more filters. The subdivision may get some relief from the mandatory State "lead water service line initiative" which goes into effect next year. Mark should know in about 2 months

The board discussed the following:

- 1) The Barley bail netting has arrived. Bails will be installed to see if that help with algae growth
- 2) Diane Stransky brought up the rope swing someone built at the pond. Did the board approve it? What was the process for approval? What is the liability? If this is allowed

Contact Information

Emergency Contact
Mark Fuson 970-398-5540
mfuson265@gmail.com

Billing Questions
Jamie Matthews 970-769-2944
fre_water@hotmail.com



- what other structures?? will people “construct” The board voted unanimously to have the rope swing removed by the party that built it. John will contact that party for removal.
- 3) Joe McGuire brought up the over use of the area by nonresidents, that this illegal use has resulted in excessive fish kill, and trash. Some suggested solutions were more signage, hiring a summer “parking attendant” to check people’s badges (at a suggested cost of \$25 per month per user for summer months). There should be a limit to number of guests a resident can have.
 - 4) It was suggested that a “survey” be done so that we can have a standard set of rules for next summer. Who will do this survey??
 - 5) There has been issues with nonresidents or short-term renters trespassing on private property to fish the river, some even sitting on peoples riverside decks. Some river front owners have taken to posting their property as no trespassing, which is allowewithin the property owners rights.

Meeting was adjourned at 7:03

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