

B&B Board of Directors Minutes  
January Meeting Minutes (1/20/2026)

**Board of Directors:**

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Dale Lisby, President (27) [OBJ]     | Scott Moore, Director (26)      |
| Jay Floyd, Vice President (26) [OBJ] | Jon Richardson, Director (26)   |
| Alain Bouvier, Secretary (28) [OBJ]  | Billy Giles, Director (28)      |
| Brad Barrow, Treasurer (27) [OBJ]    | Jodie Richardson, Director (27) |
| Ross Chitwood, Director (28)         |                                 |

(All present but Jon Richardson at the meeting)

**BFU Representation:**

Connor Collier and Jeff Farmer

**Corrections to Prior Meeting Minutes:**

The regular monthly meeting of the B & B Water Project Inc. was held on 1/20/2026. Dale opened the meeting at 6:00PM and called for corrections to the 12/16/2025 minutes. None were noted. Jay moved approval, Alain seconded, and the motion carried unanimously.

**Visitors Issues and Concerns:**

Michael Hicks (customer) briefly attended the meeting and departed shortly thereafter.

Wessler representative, Taylor, joined the meeting via phone at the outset to discuss the PER amendment and disconnected following the discussion.

**New Water Applications/ Cancellations:**

4167 N Mt Gilead Rd- Previously agreed upon by the board during proceedings with IURC.

Dale moved approval, Jay seconded, and the motion carried unanimously.

**Field Report**

**Leak Detection/Water Loss/Sub-metering Program**

Connor presented the monthly data for gallons purchased, gallons sold, percent sold, percent lost, and amount paid to CBU from January 2025 to December 2025. Details in the January Operations Report.

### **Daily Loss Per Sub-Metered Zone**

Shuffle Creek: 3,431 gal

Russell Rd: 5,737 gal

Mt. Gilead north: 23,539

- Know a good amount of Mt. Gilead North's loss is from the field currently discussed, planning to replace the entire stretch of main.

### **Repairs And Call outs:**

12/6/25: Emergency line locate at 2435 N Mt Gilead Rd. WO# 625109

12/9/25: Repaired break on 4" PVC main with repair clamp approximately 20 feet past the Russell Rd submeter. WO# 625110. Estimated gallons lost= 28,800.

12/11/25: Installed 2-inch valve on main near the end of Brummetts Creek line. Closed valve to eliminate freezing and breaking. Dug from 4241 meter back to main to locate. WO#625112

12/23/25: Repaired meter pit after customer hit while plowing snow at 3660 Serendipity Dr. Customer agreed to pay for this repair. WO# 625116

- A letter has been sent to the customer with repair costs.

12/28/25: Called out on weekend for no water at 4555 E Earl Young. The issue was on the customer side (PRV issue). WO#32601

1/3/26: Called out on weekend to check for leak at 8835 E South Shore. Customer had leak on their side. WO#112603

1/6/26: Installed new service at 7125 Shilo Rd. WO# 62601

### **Meters:**

5 meters were replaced in December.

466 location "not verified" (red) meters as of 12/9/25

413 location "not verified" (red) as of 1/14/26

### **Line Extensions:**

There are no new updates on any line extensions.

### **Hydrants:**

Flushed Hydrants:

0: End of Boshears. Estimated gallons lost=2,540

10: 45 x Mt Gilead south. Estimated gallons lost=25,000

4: End of Martin. Estimated gallons lost=5,460

3: End of Ratliff. Estimated gallons lost=5,460

7: Bethel at railroad tracks. Estimated gallons lost=18,750

35: Bethel x Robs Ln. Estimated gallons lost=15,000

52: End of Robs Ln. Estimated gallons lost=9,600

33: Innisbrooke. Estimated gallons lost=7,200

Painted Hydrants:

0, 4, 3, 52, 33

### **Valves:**

Exercised the below valves:

136: Hydrant 0      137: Hydrant 10      138: Hydrant 4      139: Hydrant 3

132: Hydrant 7      25: Hydrant 35      140: Hydrant 33      12: 45 x Ratliff

16: 45 x Earl Young    131: End of Brummetts Creek      8: Gramercy Park

30: Mt Gilead north south of UBG

### **Tanks:**

New Unionville tank inspected by Tank Industry Consultants (TIC) on 12/26/25.  
Awaiting their report.

New Unionville tank communication antenna was cut.

- This will need to be fixed and secured to the tank. Need to see if this is under tank contract to fix.

Tunnel Rd tank wasn't reading properly. Wessler was contacted and dispatched a representative, who did not identify an issue at the time. Subsequently, Jeff Farmer inspected the site and determined no water was coming from the RPU. The locate wire was cleaned, after which the tank began operating properly. Jeff Farmer then contacted Ryan Price of Wessler, who confirmed that no charge would be assessed for the service call.

### **Pump Stations:**

There are no new updates on either booster station.

### **Telemetry System:**

Lost connection from New Unionville tank due to cut antenna

Were not getting accurate pressure/level reading from Tunnel Rd tank. Line to pressure gauge was clogged. Unclogged, now readings are correct.

### **Buildings and Structures:**

No updates

### **Water Loss:**

Mt. Gilead North- Discussed leak in field and across in culvert. Board asks if we can replace the line where it is known to be leaking since the material is already on hand.

Motion to proceed with Mt Gilead north section: Alain moved approval, Jay seconded, and the motion carried.

## **Office Report**

### **Updates:**

From Nov meeting, 3562 N Serendipity Dr wishes to discontinue service. Owner and POA called office frustrated it took so long for a determination. Did the 'final read' and locked the meter while owner's POA was in the office- she then agreed to sign the form and paid. 3562 N Serendipity is now off, locked, and not receiving bills.

3637 Russell Rd came in and signed payment plan agreement form for \$55.49 + monthly bill for 24 months.

Got in contact with owner of 4167 N Mt Gilead Rd regarding their application for property on Mt Gilead. Received payment.

4621 E Robinson Rd Account # 101079- Customer has been disconnected since August does not look like anyone lives there anymore, phone is disconnected and no email on file. Neighbors are also saying no one lives there. There has been 0 usage since disconnect. Meter was installed 11/2024. We found a PO box in Beacon for this address and are going to send them a letter regarding their account and the outstanding balance. After discussing with Dale, no further bills are being processed for this account to accumulate. Meter has been removed and locked the setter. Can the Neptune meter be used elsewhere?

- The board determined that this Neptune can be used at a different location if needed.

5925 E State Rd 45 Account # 100423 -Owner's son called to inform us that he passed. His son explained that he is removing his mother from the home and trying to sell the

house but cannot do that for a while. He wants to remove the water service; office explained the form that would need filled out and the charges that come along with that. He is unable to pay off account and disconnect fee, he believes the home will be foreclosed on before they have the opportunity to sell. Office did reach out the trustee to see if there is anything they can do but have not heard back. The total balance on the account is \$87.64 without a final read. The trustees have been contacted by office personnel on their behalf.

### **Transfers:**

In December there were 11 transfers in total. Office is still waiting for 2 to pay the deposit/transfer fee. These are applied to the accounts and each were contacted informing them they need to pay their fee to avoid disruption of service. After a week of not hearing back, we shut off and locked the meters until payment is received.

A call was received regarding a service transfer for 3823 E Boltinghouse Rd. The account had previously been placed in a renter's name by prior office staff. Per office records, a leak occurred at the property in January and February 2024, resulting in an account balance of \$1,148.59. The account was closed later that month. Due to the length of time the account had been inactive, the office asked that the new property owner fill out a water service application, provided no damage to the utility equipment is identified, an additional \$575 payment would not be required. The property owner paid \$100 membership fee. A similar situation previously occurred on Shuffle Creek. After discussion with Dale, this approach was determined to be the appropriate method for handling such situations.

- Board of directors ask that office staff cross reference with Beacon to verify accounts in Ampstun matches the property owner. Go through aged receivables reports and work through the system. If any are incorrect, a notice needs to be sent.

### **Past Due Report:**

As of 12/17/25 there were 121 customers on the past due report, totaling \$14,070.36 owed (past due amount totaling \$8,237.42 owed). After contacting all customers, there were only 4 left that had not paid the minimum past due amount by 1/2/2026.

### **Disconnects:**

There were 4 shutoffs in total for December. All paid and have been turned back on.

3640 N Upper Birdie

4995 E State Rd 45

4375 Bethel Ln

4704 Brummetts Creek

**Other:**

Office has had continued issues with the printer; got in contact with Jim Gordon. They sent someone out to repair and let office personnel know they no longer make parts for the printer and if any future problems occur, they will be unable to fix it.

- Look into colored printers, inform board when the printer needs to be replaced.

Put together a letter for customers regarding the process of withdrawing from IURC. Sent draft to Board members via email on 1/12.

- This has been sent to the lawyer to look over before sending.

**Financial Report**

**BFU**

BFU bill totaled \$21,796.84

BFU Office bill of \$6,901.00

Brad moved approval, Alain seconded, and the motion carried unanimously.

**Accountant**

Accountant bill totaled \$1,375.00

Jay motioned approval, Scott seconded, and the motion carried unanimously.

**Financial Report**

Total monthly and year to date income and expenses in profit and loss report.

Scott moved approval, Jody seconded, and the motion carried unanimously.

**2026 Preliminary Engineering Report Amendment**

At the beginning of the meeting, the Board conferred by telephone with Wessler's representative, Taylor.

The board discussed a proposed amendment to the 2026 Preliminary Engineering Report (PER) to be prepared by Wessler at a proposed fee of \$3,200.00. The proposed schedule includes a draft report to be completed by February 27, 2026, and a final report by March 13, 2026.

It was noted that the PER amendment must be submitted prior to April 1, 2026, in order to meet the State Revolving Fund (SRF) application deadline. The board discussed the scope of the PER amendment with Taylor, noting prior discussions between Dylan and Taylor regarding the amendment and the agreement between Wessler and the Board. Completion of the PER amendment is required in order to pursue SRF funding.

Motion: Alain moved to proceed with the PER amendment with Wessler as presented. Brad seconded, and the motion carried unanimously.

## **Board Agenda**

- Dale is going to contact the elementary school to see if the meeting required to exit the IURC can be held there.
- The board would like Jeff Underwood, accountant, to be present at the next couple of meetings to go over financials and help transition treasury duties.
- Need to sign 2026 lease for the office.
- The Board discussed wanting to compare Old National State Bank with People's State Bank to see if there were saving options.
- Contracts, paperwork, financials, etc. need to have copies in the office.
- Discussed recruiting new members.
- Dale announced last meeting that he will be resigning as Board President as soon as position can be filled. This needs to be expedited due to health.
  - o Is willing to stay on as a board member if the board desires.

### **Rate Case:**

It was reported that the Indiana Utility Regulatory Commission (IURC) order is scheduled for approval at its meeting on Wednesday, January 21, 2026. Upon receipt of the order the tariff will be updated, and office staff will coordinate with Ampstun to update the billing.

Jeff Underwood will provide the office with the required 30-day filing notice for miscellaneous rates to be posted in the office and on the website. Jeff Underwood will submit the public notice for advertisement. The filing will need to be submitted to the IURC.

- No additional customer notice is required, as prior public notice has already been provided.
- It was noted that notification from the IURC may not be received until the following week so keep schedule for current billing cycle.

# Bynum Fanyo Utilities

## Operations Report

12/9/25-1/12/26

### FIELD OPERATIONS

#### Leak Detection/Water Loss/Sub-metering Program

| 2025     | On meter reading cycle, 20 <sup>th</sup> -20 <sup>th</sup> |              |        |        |                                 |
|----------|--|--------------|--------|--------|---------------------------------|
|          | Gallons Purchased  | Gallons Sold | % Sold | % Lost | Water Payment to CBU, at \$3.03 |
| January  | 13,336,500   | 6,019,788    | 45%    | 55%    | \$40,409.60                     |
| February | 16,330,000   | 6,246,435    | 38%    | 62%    | \$49,479.90                     |
| March    | 15,117,134   | 5,187,592    | 34%    | 66%    | \$45,804.92                     |
| April    | 15,980,367   | 5,987,621    | 37%    | 63%    | \$48,420.51                     |
| May      | 14,967,800   | 5,754,487    | 38%    | 62%    | \$45,352.43                     |
| June     | 16,149,200   | 6,115,867    | 38%    | 62%    | \$48,932.08                     |
| July     | 14,157,900   | 7,132,517    | 50%    | 50%    | \$42,898.44                     |
| August   | 13,942,200   | 6,368,021    | 46%    | 54%    | \$42,244.87                     |
| Sept     | 12,724,000   | 6,284,329    | 49%    | 51%    | \$38,553.72                     |
| October  | 11,548,500   | 6,606,217    | 57%    | 43%    | \$34,991.96                     |
| November | 9,865,300  | 5,088,319    | 52%    | 48%    | \$29,891.86                     |
| December | 9,032,600  | 5,257,424    | 58%    | 42%    | \$27,368.78                     |

#### Daily Loss per sub-metered zone

Shuffle Creek: 3,431 gal

Russell Rd: 5,737 gal

Mt. Gilead north: 23,539

#### Repairs And Call outs:

12/6/25: emergency line locate at 2435 N Mt Gilead Rd. WO# 625109

12/9/25: repaired break on 4" PVC main with repair clamp approximately 20 feet past the Russell Rd submeter. WO# 625110. Estimated gallons lost 28,800



12/11/25: installed 2 inch valve on main near end of Brummetts Creek line. Closed valve to eliminate freezing and breaking. Dug from 4241 meter back to main to locate. WO# 625112



12/23/25: Repaired meter pit after customer hit while plowing snow at 3660 Serendipity Dr. Customer agreed to pay for this repair. WO# 625116

12/28/25: Called out on weekend for no water at 4555 E Earl Young. Issue was on customer side (PRV issue). WO# 32601

1/3/26: Called out on weekend to check for leak at 8835 E South Shore. Customer had leak on their side. WO# 112603

1/6/26: Installed new service at 7125 Shilo Rd. WO# 62601



**Meters:**

5 meters replaced in December

466 location "not verified" (red) meters as of 12/9/25

413 location "not verified" (red) as of 1/14/26

**Line Extensions:**

There are no new updates on any line extensions.

**Hydrants:**

Flushed

- 0: End of Boshears. Estimated gallons lost 2,540
- 10: 45 x Mt Gilead south. Estimated gallons lost 25,000
- 4: End of Martin. Estimated gallons lost 5,460
- 3: End of Ratliff. Estimated gallons lost 5,460
- 7: Bethel at railroad tracks. Estimated gallons lost 18,750
- 35: Bethel x Robs Ln. Estimated gallons lost 15,000
- 52: End of Robs Ln. Estimated gallons lost 9,600
- 33: Innisbrooke. Estimated gallons lost 7,200

Painted

- 0, 4, 3, 52, 33

**Valves:**

Exercised the below valves:

- 136: Hydrant 0
- 137: Hydrant 10
- 138: Hydrant 4
- 139: Hydrant 3
- 132: Hydrant 7
- 25: Hydrant 35
- 140: Hydrant 33
- 12: 45 x Ratliff
- 16: 45 x Earl Young
- 131: End of Brummetts Creek
- 8: Gramercy Park
- 30: Mt Gilead north south of UBG

**Tanks:**

New Unionville tank inspected by Tank Industry Consultants on 12/26/25. Awaiting their report.

New Unionville tank communication antenna was cut.



**Pump Stations:**

There are no new updates on either booster station.

### **Telemetry System:**

Lost connection from New Unionville tank due to cut antenna

Were not getting accurate pressure/level reading from Tunnel Rd tank. Line to pressure gauge was clogged. Unclogged, now readings are correct.

### **Buildings and Structures:**

No updates

### **OFFICE**

#### **Updates:**

From Nov meeting, we stated 3562 N Serendipity Dr, [REDACTED] POA ([REDACTED] his daughter) called stating he will be moving to a nursing home and they will no longer need service. On 12/17/2025 (day after Dec meeting where the disconnect form was approved and new policy was put in place) [REDACTED] and [REDACTED] called us on speaker phone very agitated that it took so long for a determination. She then came into the office; she was hateful to staff and was reluctant to pay. Bryan went and did the 'final read' and locked the meter while she was in the office- then she agreed to sign the form and paid. 3562 N Serendipity is now off, locked, and not receiving bills.

3637 Russell Rd came in and signed payment plan agreement form for \$55.49 + monthly bill for 24 months.

Got in contact with [REDACTED] regarding their approved application for property on Mt Gilead.

#### **Transfers:**

In December there were 11 transfers in total. We are still waiting for 4 to pay the deposit/transfer fee. These are applied to the accounts and we contacted each informing them they need to pay their fee to avoid disruption of service.

#### **Past Due Report:**

As of 12/17/25 there were 121 customers on the past due report, totaling \$14,070.36 owed (past due amount totaling \$8,237.42 owed). After contacting all customers, there were only 4 left that had not paid the minimum past due amount by 1/2/2026.

#### **Disconnects:**

There were 4 shut offs in total for December. All paid and have been turned back on.

3640 N Upper Birdie

4995 E State Rd 45

4375 Bethel Ln

4704 Brummetts Creek