

B&B Board of Directors Minutes
March Meeting Minutes (3/17/2026)

Board of Directors:

Jay Floyd, Interim President (26)	Scott Moore, Director (26)
Alain Bouvier, Secretary (28)	Jon Richardson, Director (26)
Brad Barrow, Treasurer (27)	Billy Giles, Director (28)
Dale Lisby, Director (27)	Jodie Richardson, Director (27)
Ross Chitwood, Director (28)	

(All present but Billy Giles, Brad Barrow, & Ross Chitwood at the meeting)

BFU Representation:

Connor Collier and Grant Routen

Corrections to Prior Meeting Minutes:

The regular monthly meeting of the B & B Water Project Inc. was held on 3/17/2026. Jay opened the meeting at 6:00PM and called for corrections to the 2/17/2026 minutes. None were noted. **Alain moved approval, Jon seconded, and the motion carried unanimously.**

Visitors Issues and Concerns:

Jeff Underwood, B & B Water Projects accountant, is present to discuss financial projections.

Wessler representative, Dylan, is present to go over Preliminary Engineering Report (PER)

New Water Applications/ Cancellations:

None.

2026 Preliminary Engineering Report (PER)

The board reviewed the PER with Dylan from Wessler and discussed project priorities across all phases (1-3). Phase 1 will focus on immediate needs, while meter replacements will transition into routine maintenance as that project is largely complete. Phase 2 will address continued water main improvements and additional infrastructure needs. Phase 3 will focus on long-term system upgrades, asset management planning, and establishing reserves for future major replacements.

Following discussion, a motion was made to approve the identified project priorities for inclusion in the PER, authorize submission of the report by April 1st to Wessler, designate the Treasurer as signatory, and allow the project to proceed with filing requirements. **Dale moved approval, Alain seconded, and the motion carried unanimously.**

Wessler Engineering will provide a revised PER by the end of the following week, at which time the board will review the final draft and consider formal resolutions. Upon approval, the PER will be submitted for funding consideration, and a public hearing will be required as part of the process.

Field Report

Connor presented the monthly operation report to the Board. All supporting details are included in the written report attached to the minutes. Highlights of the report include updates on leak detection and water loss, the sub meter program and daily zone tracking, identification of highest loss areas (Mt Gilead North and Russell Rd), installation of a new sub meter on Mt Gilead South, and ordering of a 3' sub meter from Metron. Additional updates included repairs and service call outs; four meter replacements in February (with 379 meter locations unverified as of 3/12/26); hydrant flushing (12 flushed, 2 painted) with an estimated gallons loss= 65,700; and the exercising of 23 valves. At the Board's request, Connor will provide a list of unverified valves.

The contractor reported that the new Unionville tank is communicating with SCADA; however, the antenna wire remains cut. No updates were reported for the telemetry system or building and structures.

Jon inquired whether, during water shutoffs for line repairs, a camera could be inserted into the pipe to inspect for multiple clamps.

Connor reported that INDOT plans to replace the bridge on Brummetts Creek Rd., requiring relocation of the existing 2" water main and reconnection of three services, including 8350 Baby Creek Rd, which will require to be re-bored underneath the creek and Baby Creek Rd. INDOT will begin this work in the fall of 2026. BFU provided a preliminary estimate of \$30,000- \$40,000, noting INDOT will not cover the cost. The board discussed potential responsibility for the expenses, including whether the county may contribute.

Connor explained a leak located between the meter and the residence at 4555 E Earl Young Rd. The meter servicing 4555 E Earl Young is currently located at 3621 E Boltinghouse Rd, and the service line location cross the road is unknown. BFU estimated \$4,700 (two full days) to relocate the meter. The Board discussed relocating

the meter, and if the leak persists, repair costs and water bill would be customer responsibility. A motion was made to proceed with relocating the meter. **Jon moved approval, Alain seconded, and the motion carried unanimously.**

Office Report

The office report was presented to the Board. All supporting details are included in the written operation report attached to the minutes.

The report included a 6-month payment plan established for 5020 N Limberlost Ln, 3 property transfers completed in February, and a review of the past due report. The past due report reflected 78 customers totaling \$9,037.03; following customer contact, 10 accounts remained totaling \$1,397.39. Office staff noted a correction to the written report, clarifying that 10 customers remained rather than 9.

The report also included a total of 8 disconnects/reconnects for the month; office staff noted a correction to the written report, clarifying that there were 8 rather than 7. The additional 2 customers listed for disconnection were already shut off, and their meters were locked by Bryan. Total collections from disconnect/reconnect amounted to \$1,724.90.

The Board requested that office staff begin preparing a monthly newsletter summarizing field activities from the previous month and include a notice on customer bills directing customers to access the newsletter on the website.

The board reviewed the draft letter prepared by office staff regarding the request to withdraw from the IURC. The Board approved sending the letter and confirmed May 14th, 2026 as the date for the public meeting.

Accountant Report

The accountant presented the February Profit and Loss report, indicating that the recent rate increase is beginning to have a positive financial impact. Highlighted a significant reduction in expenses, largely due to a substantial decline in purchased water costs. Based on current performance, the accountant recommended transferring one-third of the upcoming loan payment to begin rebuilding reserves in preparation for the next obligation due July 1st. Following discussion, a motion was made and approved by the board to authorize the transfer. **Alain moved approval, Scott seconded, and the motion carried unanimously.**

Finally, the accountant noted that miscellaneous rate filings have been submitted and accepted for review, with responses to initial inquiries completed and a determination expected within approximately 30 days.

Financial Report

BFU

BFU bill totaled \$25,165.04

BFU Office bill of \$6,900.00

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

Accountant

Accountant bill totaled \$1,625.00

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

Financial Report

The accountant went over the financial report with the board. Total monthly and year to date income and expenses in profit and loss report.

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

Board Agenda

- Sub-meters installed and progress from BFU (Chad Reynolds from Alliance will be here the 25th of march to assist BFU with leak detection)
- New rate took effect -impact on financials
- Wessler Tank update
- Topics to be discussed/explained for future meeting on our withdrawal from the IURC. What & why – we want to do this*

Bynum Fanyo Utilities

Operations Report

2/11/26-3/10/26

FIELD OPERATIONS

Leak Detection/Water Loss/Sub-metering Program

	On meter reading cycle, 20th-20th				
	Gallons Purchased	Gallons Sold	% Sold	% Lost	Water Payment to CBU, at \$3.03
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
January 26	9,256,800	5,987,014	65%	35%	\$28,048.10
February 26	9,960,900	5,500,557	55%	45%	\$30,181.53

Daily Loss per sub-metered zone

Shuffle Creek: 3,790

Russell Rd: 6,541

Mt. Gilead north: 25,731

Overnight Leak Detection

Sub-metered areas with highest water loss are

Mt Gilead north, in-between SR 45 and Upper Birdie Galyan- 8 gpm

Russell Rd, southern section south of Timbercrest Ct- 4 gpm

Installed new submeter on Mt Gilead south section and south section of SR 45.

3" submeter ordered from Metron

Repairs And Call outs:

2/12/26: Repaired leak at 3255 N Mt Gilead with 2" full seal clamp. Was leaking approximate 5 gpm. WO# 62604. Estimated gallons lost since leak discovery 21,600



2/12/26: Found leak on 3" main near 4090 N Hinkle. Main was sitting on large rock causing leak. While digging underneath, main blew apart, causing a shut down and boil order. Replaced broken section and previously installed clamp with new 12' section of pipe. Backfilled with sand around pipe. Leaking approx 5-10 gpm before larger break. 1 Flagger req. WO# 62605. Estimated gallons lost 56,000

2/17/26: Checked submeters overnight from 2:00-4:00 am. WO# 112611

2/19/26: Repaired 2" water main near 4720 E SR 45 after Double R Fence Co drove fence post into water main. Locates were off approx 5'. Shut down and repaired main with Hymacs and re-located main through field. WO# 62606. Estimated gallons lost 3,810



2/19/26: Dug and removed existing concrete to gain access to AYV on setter at 3440 N Russell Rd. Opened Hyd on Greylock Ln and Trailridge Rd to take pressure off of Russell Rd main. Removed and replaced leaking AYV with new functioning valve. Installed new meter pit. WO# 62608



2/24/26: Install new service at 8929 E Sail Away Ln. WO# 62610



2/28/26: Repaired leak in driveway of 2655 N Mt Gilead. Found existing bell/coupler repair clamp near break, cut out and replaced section of pipe. Backfilled with stone, spoke with homeowner and left small pile of stone for driveway repair after sub-surface dries out, to return and put finish grade on driveway at later date. Stockpiled leftover stone at office. WO# 62614. Estimated gallons lost 43,200



3/3/26: Emergency locate at 3177 N Russell Rd for broken pole. Ticket no. 26030305729. WO# 62616

3/6/26: Install new 3" submeter for Mt Gilead south section and SR 45 south section. WO# 112612



Meters:

4 meters replaced in February

379 location "not verified" (red) as of 3/12/26

Line Extensions:

There are no new updates on any line extensions.

Hydrants:

Flushed

12: End of Greylock

13: End of Hinkle

14: End of Trailridge

20: End of Collins

30: Bethel and Hinkle

34: Forbes

47: Earl Young end of south section, also painted

51: End of Richland, 3001 Bethel

53: Boltinghouse at Centerpoint

56: Miller

67: Lentz past Nehrt

86: Bethel and Marlin School, also painted

Estimated gallons lost 65,700

Valves:

Exercised the below valves:

2: Mt Gilead church

3: Timbercrest

4: Russell that serves Timbercrest

6: Russell x Bittersweet

21: Hinkle at booster

30: Mt Gilead x Upper Birdie 1

31: Mt Gilead x Upper Birdie 2

99: Lentz Rd W of 5050 Lentz

61: South Shore x Lakeview

62: Tunnel and South Shore 2

69: Shilo and Rust 2

70: John Young halfway down

74: Robinson and Tunnel 2

76: Robinson and Nehrt

79: End of Hinkle hydrant

80: 3001 Bethel hydrant

84: Miller hydrant

145: 45 across from Tunnel

148: Forbes hydrant

147: Bethen and Hinkle
77: Bethel at Marlin school hydrant
105: Boltinghouse at Centerpoint hydrant
149: Earl Young end of S section hydrant

Tanks:

New Unionville tank is now communicating with SCADA. The antenna wire is still cut.

Pump Stations:

There are no new updates on either booster station.

Telemetry System:

There are no new updates on the telemetry system.

Buildings and Structures:

No updates

Other:

INDOT is replacing the bridge at Brummetts Creek Rd and Baby Creek Rd. This will require us to move the existing 2" main to the other side of Brummetts Creek Rd, as well as re-tie in 3 services. One service is for 8350 Baby Creek Rd, which will have to be moved and re-bored underneath the creek and Baby Creek Rd. INDOT will begin this work in the fall.

OFFICE

Updates:

5020 N Limberlost Ln; acct #102704: Customer had a water pipe burst and asked for a payment plan. Signed payment plan agreement for \$42.14 in addition to monthly bill for 6 months.

Transfers:

In the month of Feb., we had 3 transfers of properties. They have all paid deposits and transfer fees.

Past Due:

We ran past due accounts on 2/18 and had a total of 78 customers, balance was \$9,037.03 Sent out text, emails and phone calls bringing that down to 9 people as of 2/25.

Disconnect: Had a total of 7 shut offs all paid to get turned back on.

2211 E Bethel LN

4520 N Robs Ln

8077 E State Rd 45

4005 N Claybrooke Ct

2630 N Mount Gilead Rd

4288 E Robinson Rd

3737 N Russell Rd

- 2 customers that were on the shut off list were already off, Bryan locked them both

4130 E Robinson Rd

5925 E State RD 45