

BRAZOS MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION, INC. (FINAL)

BOARD MEETING WAS HELD AT 1521 CERRO VISTA RD SW, IN ALBUQUERQUE, NM. MEETING WAS ON SUNDAY NOVEMBER 14, 2021 AT 2:00PM

Board Members Present: John Hoffman, Arch Wells, Curtis Goodfellow, Richard Dramer, Jay Mason, David Oelschlegel, and Jim Walker

Board Members Absent: Marco Lucero and Eddie Kilmer

Minutes taken by David Oelschlegel

Visitors: None

Mr. Hoffman called the meeting to order at 2:08pm.

Mr. Goodfellow made a motion, 2nd by Mr. Mason to approve the 11-14-2021 agenda. Motion Carried Unanimously.

Mr. Mason made a motion, 2nd by Mr. Wells, to approve the 10/17/2021 meeting minutes. Motion Carried Unanimously.

Mr. Oelschlegel made a motion, 2nd by Mr. Dramer to approve the October 2021 Treasurers report. Motion Carried Unanimously.

Mr. Mason will contact Gretchen to get a breakout of the William Lovato account late fees not paid. William Lovato wants to call each board member on his petition to not pay the late fees. He has paid his basic account in full however it was 4 months late. Mr. Hoffman will reach back out to William Lovato indicating he must pay the late fees or have his water service shut off.

Mr. Wells made a motion, 2nd by Mr. Mason to advise Amanda Hermosillo she will need to pay her late water bill on the amount of \$ 573.38 by November 30 2021. If not paid by 11/30/21 her service will be locked out, her membership canceled. Her membership was transferred with the promise she would pay the water bill in full. It's been over a year since the transaction was completed. Motion Carried Unanimously.

Mr. Goodfellow made a motion, to forgive the Allard \$250 water fine due to negligence and excessive water use. There was no second, so the motion failed. Cindy Wright, Trustee of Martha Allard, was notified and has agreed to pay. Board considered Cindy Wright's request, but chose to stand on the original decision to assess the fine. 10,620 gallon flowed through the Allard meter from August 2021 to September 2021.

NORA Update: Mr. Oelschlegel, Richard Dramer, and Jay Mason cut down 100's of trees for the NORA easement for power to the upper tank. There were 7 large trees reserved for the professional. James Redwine came out with his crew and finished the project. The easement is recorded with the County. We are still waiting for the Atteberry Deed to go through probate to pass the Deed to the beneficiary to complete the last easement. If we run out of time we will work with NORA on a workaround. We are suggesting a sidewalk anchor guide to avoid having to anchor on the Atteberry property.

Levi Sandoval provided his report on the progress of leak detection and other findings. Rural Water did send out another employee who Levi enjoyed working with. They have identified several areas that

need to be addressed. Mr. Hoffman will reach out to Levi providing him the board full vote of confidence to move forward on any work Levi needs to have done. There are some cross connects that were done years ago and not recorded around well house 3 and surrounding cabins. Levi is considering cutting and redoing these lines to avoid future confusion and value isolation issues that came up during the review. Levi also dug up 3 locations on Turkey Track and found no leaks. There were additional leaks found at #55 Brazos Lane, with stop and waste valves. Meter was shut off and owner notified. There was also another sounding at the Stavig cabin. The meter was replaced, and Levi has asked the owner to inspect the hydrant. It appears to have a small leak. Mr. Dramer will notify Mark Stavig. Levi is also reporting that the wells are producing about 2-3 gallons per minutes less that a year ago. Its very dry in the Brazos.

American Leak Detection of Southern Colorado came out and spent a full three (3) days going over the entire system. There is still concern around well house 3 and surrounding cabins, but other than finding some stop and waste leaks, there were no smoking guns. ALD even utilized Helium gas in our lines but no leaks were found. There were some stuck valves and fire hydrants called out for further inspection and Levi is working on that. We are waiting for ALD's final report.

We have resolved the issue with the State OSE regarding Well 1A never getting permitted. We have requested Emergency Use Authorization for Well 1A and the new Supplemental well. Both have been approved by the State and will be under this temporary permit through April 2022. In addition, the State is requiring us to run a new ad for Well 1A as part of the permitting process, with the correct well coordinates.

Phase II Supplemental plan. The final contract with File Construction has been executed both with our Engineer, Sierra, and the State. File Construction is in the process of ordering materials and preparing to start construction asap.

Sierra Engineering presented the board a construction management contract. It was in the amount of \$2550.00. Sierra Engineering will be responsible to ensure File Construction completes the construction phase to 100% satisfaction.

Mr. Wells made a motion, 2nd by Mr. Mason to approve the Sierra Construction oversight contract worth \$2550.00. Motion Carried Unanimously.

The legal issues with Well 1A was addressed above.

A short discussion was held on Draw # 5 & 6 for our well upper tank well project. These draws are being approved, reimbursed to the BMDWCA and added to our low interest loan, which will be activated sometime in August of 2022.

Due to inflation, we had to request a resolution to increase our debt ceiling for our low interest loan. We had originally agreed to \$160K, however it was raised to \$180K. We had to do this in order to accommodate the bid from File Construction. The State has indicated that every project is running 30-40% over budget this year due to inflationary issues.

Mr. Mason made a motion, 2nd by Mr. Wells, to amended the original Resolution to raise our ceiling from \$160K to \$180K. Motion Carried Unanimously.



Brazos RIP00033
Resolution 1 Loan Am

Mr. Mason spoke to Nick Loftus and there appears to be NO State statute to force us to change our fiscal year. So, no further action is being taken on changing our fiscal year.

A discussion on rate changes took place. Our current rate of \$430 per year was assessed by the board in 2004. With current inflation, that would be an equivalent of \$674 per year at today's prices. Both the State and Rural Water is telling us we are well below the rest of the world. In a review of the minutes on 2009, the board was told the same thing. We simply cannot ignore this pressing issue any longer as prices are going higher and higher and we have to adjust.

A motion was made by Mr. Goodfellow, 2nd by Mr. Mason to set in place steps to raise our current rate and membership fees by 15%. This would apply to user, non-user, commercial, and membership fees.
Motion Carried Unanimously

Other Business- Mr. Walker had a discussion with Ms. Praisewater about the BVFD water tank lease. Mr. Walker will touch base with her to gain a funding agreement for plumbing, and maintenance requirements where we can all work together on a good decision that will benefit the entire community. Mr. Walker will report back at the next meeting.

Next meeting is set for Sunday 12/19/21 at 2:00pm. Location TBD

Mr. Wells made a motion, 2nd by Mr. Mason to adjourn. Motion Carried Unanimously.

Meeting adjourned at 3:51pm