

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

BOARD MEETING WAS HELD VIA CONFERENCE CALL ON SUNDAY, DECEMBER 19, 2021 AT 2:00PM.

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

Members Absent: None

Minutes taken by David Oelschlegel

Visitors: Steve and Linda Maggert, Ron and Mary Schwartz

Mr. Hoffman called the meeting to order at 2:02pm

Mr. Wells made a motion, 2nd by Mr. Lucero to approve the agenda. Motion Carried Unanimously

Mr. Dramer made a motion, 2nd by Mr. Wells to approve the 11/14/21 meeting minutes. Motion Carried Unanimously

Mr. Lucero made a motion, 2nd by Mr. Wells to approve the Emergency Meeting Minutes of 12/5/21. Motion Carried Unanimously

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

Mary & Ron Schwartz expressed their concern on the water system. Mr. Hoffman explained the current situation and all the people involved trying to find the leak. 2 people from RWA have been out, on numerous trips, to help Levi as well as Leak Detection of Southern Colorado for three days. So numerous professionals have had eyes on this and still have not been able to solve. As of today, water pressure is reported by many of the full timers as being very good. Also took the Schwartz's through all the issues we had to handle with well 1a never getting permitted, 6 bogus well sites for 1a, and the State required us to fix all this to permit the new well. This took over a year and a half. Valuable time was lost due to the State forcing us to fix all the past issues. Mary also expressed a concern over communication. On all her issues brought up, she was reminded that the Website has been updated weekly if not 2-3x per week with the answers she was seeking.

NORA update: Two (2) easements have been completed and recorded. Trees are down and path cleared. The last easement is tied up with the old deed still showing the deceased parents owning the lot. The Beneficiary/Trustee is working with a title company to get this corrected, then we can re-do the easement. As a secondary path, our Attorney is drawing up a simple Agreement that will protect all the interested parties, until the final deed is complete and we can do the final easement.

Falls Creek Rd leak was reported back in November. Levi checked it out and felt it was a leak. 811 was called and backhoe came in the following weekend. After a two-foot dig there was no water present sub-surface and the project was closed up as no leak found.

A few members of the board have been meeting with the State DWB weekly for the past month providing updates on leak exploration. They have asked us to post a Precautionary Water Boil notice on the Website since we have experienced low pressure. We also got 2 pallets of bottled water (4000 lbs.) picked up in Espanola, and delivered to the Brazos by a board member, Water is stored in the Fire

Station. Cases of water bottles, were also distributed that same day to full timers that were available. This past Saturday Catherine Praisewater opened up the Station to allow members to come in and get as much as they wanted.

We still have not got the leak detection report from the Southern Co team; however Well House 3 is most likely a suspect.

Capital Outlay: Mr. Walker is working with the State on some low interest loans, but more favorably, Grants to help us in the event we have to rebuild well house 3 completely in the Spring. We are trying to gather financials so we ask for the appropriate amount. We need to apply by January 12, 2022.

Well Permit for Well 1a has been advertised and submitted to the State. We hope to get our final permit after running illegally for 12 years. With the Emergency Use Authorization, we can pump from well 1a legally now and as soon as we bring the new well online, that applies as well.

We have cleared all our outstanding AR issues. There are no further AR issues on the books.

Sierra Engineering report on the new Supplemental well. Before the weather got bad, they were able to install all the 4" plumbing and valves from the well to the Upper tank. A foundation was poured and covered to place the well house. All plumbing and electrical stubs were also set. The security fence has also been erected. So, they are at about 50-60% complete. The wet winter weather and snow is a blessing, however a curse when trying to finish the project so we are shooting for Spring or early Summer of 2022.

Disbursements #7 and # 8 for File Construction were submitted to the State for reimbursement and approved.

Transfer of #3 Falls Creek from Emily Hamlet and Emily Cobalt to Doug and Jim Mathson.

Mr. Kilmer made a motion, 2nd by Mr. Mason to approve the transfer of Tracts 2B and 3C, BLE, Tract 4, Unit 3 from Emily Hamlet/Emily Cobalt to Doug and Kim Mathson. Motion Carried Unanimously.

Mr. Mason reported that in speaking with Nick Loftus, CPA, about the State wanting us to change our fiscal year appears to not be in statute form. This simply means if its not law, we do not have to make this change which would be very cumbersome and expensive.

Rate Change has been approved. The last time rates were changed was in 2004. With inflation, we should be around \$600-\$700 per year, however the board approved a 15% increase that is now in effect. New rate for users is \$495/yr., non-user \$126/yr., commercial \$862/yr., new membership fee was increased to \$6,900. The Rules and Regulations were amended today 12/19/2021 in section VII, 1,2.5.6.7. & 8. The new R&R will be posted on the Website soon.

Mr. Walker made a motion, 2nd by Mr. Goodfellow to amend the BMDWCA Rules and Regulation to reflect the changes with new rate and fees in Section VII, 1,2,5, 6, 7, & 8. Motion Carried Unanimously.

We have been cleared to have the Annual Meeting at the location we have been to in the past on Indian School Rd, in Albuquerque. We are currently looking at the last Friday of April. This will be made available on the Annual Letter and Ballots that will be sent out long before the meeting. Members are encouraged to put up their name for a board position. Full timers should certainly take an interest in being on the board. All current board member terms will have expired, as of April 30, 2021.

We need to approve Levi's contract soon. It was tabled to the next meeting.

Next meeting is set for Sunday, January 23rd, 2022 at 2:00pm. Meeting Location TBD.

Mr. Lucero made a motion, 2nd by Mr. Mason to adjourn the meeting. Motion Carried Unanimously

Meeting Adjourned at 3:30pm