

BRAZOS MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION, INM (FINAL)

BOARD MEETING WAS HELD AT 1521 CERRO VISTA RD. IN ALBUQUERQUE, NM. MEETING WAS ON WEDNESDAY, SEPTEMBER 1, 2021 AT 1:00PM

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

Board Members Absent: Marco Lucero, Curtis Goodfellow, and Eddie Kilmer

Minutes taken by David Oelschlegel

Visitors: None

Mr. Hoffman called the meeting to order at 1:05pm

Mr. Wells made a motion, 2nd by Mr. Walker to approve the 9-1-21 agenda. Motion Carried Unanimously

Mr. Wells made a motion, 2nd by Mr. Dramer to approve the 8-1-21 meeting minutes. Motion Carried Unanimously.

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

Corkins survey- if we approved, the survey could not be done until the spring of 2022 so we choose to not act now. We discussed getting 2 additional quotes from NORA Because Corkins is not yet allowing us to bring the line up and over their property. The 2 new routes are all the up the road to the upper tank, and up Shinnick property and cut over Mugaan property to the road, then the rest of the way to the upper tank. A letter was sent to Ms. Dugan asking permission. If none of the 3 electrical solutions are feasible, we have instructed Sierra Engineering to include a Solar solution for the Upper Tank.

Well update/Fall Plan/Legal Issues with well 1A and our permit: Jeff Albright is still having difficulty with the State clearing up all of the well 1A's that were recorded to the OSE by previous boards, and getting our supplemental well permit issued. This is a huge mess. He has a meeting with the State OSE representative and his manager next week. The State also wants us to meter well 1 & 1a with separate meters. We have been metering them together, via one meter, which has been the norm for 10 years. Since both wells are only 20-30' from each other it would seem as one well, but we may be forced to go to the expense of doing this. Basically, we are being held hostage on the permit until all the records for 1A are permanently corrected.

Mr. Walker made a motion, 2nd and Mr. Dramer to approve the transfer of Nancy Eberhardt, Track 3A & 3B, Brazos Lodge Estates, Unit 3, to Roel Trevino and Jose Castillo. Nancy is the successor to the William and Wanita Trust. Motion Carried Unanimously.

No bids are yet in from Sierra Engineering. We will act upon them with a special meeting or at the next scheduled board meeting.

No further information on the lower tank/ POA/ BVFD

A meeting was held at the Lotus Group, with Nick Lotus regarding the State asking us to change our fiscal year. Mr. Loftus was going to call the rep, and ask for the State Statute requiring this. He felt there

was none, and that we may not have to change our fiscal year after all. Still waiting to hear back from Mr. Lotus. Jay Mason will follow-up. If this is true, there is no need to change our Bylaws and R&R to match fiscal year changes.

Rate change discussion. Both the State of NM and the Rural Water Association is in agreement that our current rates are well below where they should be compared with another similar Coop's. This is still work in progress, and once we have the annual meter reading data, we can make a decision. Our current rate of \$435 plus tax has been in place a long time. We need to make consideration for a change soon.

There was a short discussion on reports that non-members in the community have been stealing water for the Coop from well house 3. Security cameras may be installed soon.

Ms. Bannister asked the board to review the following: There is an aerator on the easement side of the Bannister property, and an electric line on her property to the pond. She no longer wants the electric line on her property. Any actions taken will be between the POA and Ms. Banister. The POA will need to engage NORA to install their own power line to the aerator in order to run the pond aerator.

Next board meeting is set for Sunday, 10/17/21 at 2:00, Location to be Determined.

Mr. Dramer made a motion, 2nd by Mr. Walker to adjourn. Motion Carried Unanimously.

Meeting Adjourned at 2:45pm.