

# BRAZOS MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION, INC.

## 2019 Annual Newsletter

P. O. Box 92945  
Albuquerque, New Mexico 87199  
Website [www.bmdwca.com](http://www.bmdwca.com)

Annual Meeting of the Brazos Mutual Domestic Water Consumers' Association, Inc. (BMDWCA)  
is  
Friday, May 10, 2019, 6:00 p.m.  
IEC Office, 5031 Indian School, NE, Suite 100, (far north bldg.)  
Albuquerque, New Mexico

We have scheduled the Annual meeting once again in Albuquerque to see if we can have as good of attendance as we did last year. Note that the meeting date is only a few days away and that you need to mail your ballot back soon.

Again, I want to take this opportunity to say thank you to the following individuals who served this past year on the Board. Jim Walker (Vice-President), Jay Mason (Treasurer), Marco Lucero (Secretary), Richard Dramer (Director), Curtis Goodfellow (Director), Clay Kilmer (Director), David Oelschlegel (Director), and Arch Wells (Director). They are hardworking and very dedicated to making this water system the best it can be.

Last year was a challenging year for water. Thanks to everyone for their conservation to help the Association through 2018. We trust with all the snow and good runoff this year, we should be in a much better position. Our system relies on the run off to recharge the water supply.

We **ALL** must conserve and save water every way we can. Remember no outside watering or car washing. Be sure you have no leaks at your cabin site--especially check for dripping faucets, running toilets, and leaking stop valves.

As in the past year, the Board has been faced with many challenges, but have worked together to operate your water system so that we all can enjoy our beautiful cabins in the Brazos.

The Association has had an interesting year. I believe we will have much to discuss at the annual meeting.

### Web Site

The Association website ([www.bmdwca.com](http://www.bmdwca.com)) is the property of the Association where as the previous sites were owned by individuals. One of the great things about this new site is that you can send email through the site and it will be forwarded to the Directors. We also post information about Board Meetings, and system operational service information to keep everyone up to date. Be sure to check in this season from time to time.

### Association Background

The BMDWCA is a public water utility with a service area that encompasses approximately 120 acres in the Brazos Canyon. The utility's service area is roughly bounded to the east by Corkin's property, to the south by the Brazos River, to the west by Serenity Drive and to the north by Blue Jay Lane and Hilltop Road. The Association has 132 user members, 16 non-user members and one commercial-user member. The BMDWCA maintains approximately 20,000 feet of water distribution lines and two (2) storage tanks with total storage capacity of approximately 86,000 gallons. The utility derives water from three water wells. The utility produces approximately 15 acre-feet of water annually.

The Association is regulated by the New Mexico Environment Department-Drinking Water Bureau in matters of maintaining and demonstrating compliance with regulatory drinking water quality standards and system design, materials and maintenance. The Association is regulated by the New Mexico Office of the State Engineer in matters related to maintaining adequate water rights to meet our demand. The Association is also regulated by the New Mexico Public Utilities Regulation Commission in matters related to authorized service area and rights of way.

By law, we are required to have a budget that allows us to keep track of expenses and income to operate the water system. We are a small water system with limited resources. We obtain finances for operating and maintaining the system from annual fees shared among all Association members. The annual fees are periodically reviewed and adjusted by the Directors to ensure that adequate budget is available for recurring system and financial operating costs, plus reasonable contingency costs for system repairs. Since portions of our distribution system are dated and near or past their design service life, we also maintain a fund to underwrite costs for annual system upgrades and line replacements to ensure a well-maintained system.

*no record of budget in minutes  
what is fund?*

Work of the Association is performed by a handful of skilled and dedicated professional contractors, as well as by the generous donation of time by members of the BOD. The Directors ask you to take ownership of your water utility and do your part to ensure we have a good system now and in the future. Consider serving a term on the BMDWCA Board.

**Board of Directors/Terms and Other Personnel**

Current BOD members and their terms are summarized as follows:

| <u>Name</u>        | <u>Position</u> | <u>Term Expires</u> |
|--------------------|-----------------|---------------------|
| John Hoffman,      | President       | 2020                |
| Jim Walker,        | Vice-President  | 2020                |
| Marco Lucero,      | Secretary       | 2019                |
| Jay Mason,         | Treasurer       | 2020                |
| Arch Wells,        | Director        | 2021                |
| David Oelschlegel, | Director        | 2021                |
| Clay Kilmer,       | Director        | 2021                |
| Richard Dramer,    | Director        | 2019                |
| Curtis Goodfellow, | Director        | 2019                |

The Association maintains contractual relationships with professionals to operate and maintain the system and to perform financial tasks such as billing and accounting as follows:

| <u>Name</u>     | <u>Position</u>                       |
|-----------------|---------------------------------------|
| Levi Sandoval   | Maintenance Operator (under contract) |
| Gretchen Denman | Bookkeeper                            |
| Nick Loftis     | Tax Accountant                        |
| Deej Banister   | Custodian of Records (non-salaried)   |

**Association Financial Summary**

The Association operates on a fiscal year that runs from April 1 until March 31 of the following year.

**Assets**

The Association maintains financial accounts in the New Mexico Bank and Trust and in Fidelity Investments.

The BMDWCA has the following financial assets as of April 1, 2019:

|                           |              |
|---------------------------|--------------|
| New Mexico Bank and Trust | \$ 34,679.78 |
| Fidelity Cash             | \$ 49,577.45 |

*need to check*

Fidelity Investments:

|                                |              |
|--------------------------------|--------------|
| Thompson Bond Fund             | \$ 35,245.92 |
| FTBFX                          | \$ 73,847.64 |
| Total Checking and Investments | \$193,350.79 |

F118  
17  
16

Current Liabilities

| <u>Loans</u> | <u>Annual Payment</u> | <u>Loan Balance</u> |
|--------------|-----------------------|---------------------|
| 1            | \$5,898.33            | \$16,684.09         |
| 2            | <u>\$1,684.91</u>     | <u>\$10,496.85</u>  |
| Total        | \$7,583.24            | \$27,180.94         |

Expenses

Average monthly expenses, including electrical power, insurance, contract labor and water treatment chemicals are approximately \$2500. Coupled with debt service costs, we anticipate that the Association's monthly costs are approximately \$4,500. There are other expenses regarding water rights adjudication and audit fees. All of these fees and expenses are part of our budget.

Revenue/Projection Income

The expected income for 2019-2020 will be approximately \$60,270.00 from the following sources:

|                |              |
|----------------|--------------|
| Non-User Fees  | \$ 1,760.00  |
| User Fees      | \$ 56,760.00 |
| Commercial Fee | \$ 750.00    |
| Investment     | \$ 1,000.00  |

Financial Audit

State law requires that an audit be performed every year to comply with the requirement set forth in New Mexico Environment Department-Drinking Water Bureau Regulations. The Association retained the Loftis Group to perform the Audit for years 2010-2013 and the group is currently working on 2014-2017

*status*

Addresses/Phone Numbers/Property Changes

Members are obligated to keep contact information current. Please notify the Association of any changes in mailing and email addresses, phone numbers, and property transfers. This will allow us to send out important and timely notices regarding the Association and urgent bulletins.

Water Rights

We are continuing to work on the ongoing 40-year water rights plan with the State Engineer's office.

*how many years left*

Fire Hydrant Testing/Water System Flush

Yearly, the Volunteer Fire Department and the Association's maintenance operator team-up to flush the water lines and test the fire hydrants. Flushing the water system may result in temporary discoloration of the water due to the mineral sediments collecting in the water lines over the year. The Directors recommend that you store some drinking water so that you have some available if water becomes discolored after the testing. If you have any questions, do not hesitate to contact a Board member.

Water Conservation

Our water system has limited storage and well capacity. On weekends and holidays when most residents are in the Brazos, it is a struggle to keep up with demand. Even small leaks can rapidly deplete our system. The Board earnestly asks every member to refrain from wasting water and to identify and fix residential leaks.

Shut-Off Valve Compliance

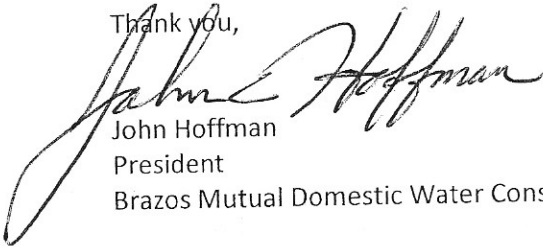
Each meter vault is equipped with a valve that is intended to disconnect your water service only in the event of an emergency. It is your responsibility to maintain water line infrastructure for plumbing on the user's side of his/her designated water meter. In 2012, the Board issued a requirement that all users must have a functioning user-owned shut-off valve for his/her service by 8/20/2014, Rules and Regulations, VIII.5. Problems with leaks in our system are an ongoing concern. This year the Board will continue checking all members shut-off valves for compliance. Those who have not installed the required valve or the valve is not working properly, will be locked out until compliance is met. The water meter valve cannot be the only shut-off valve on a water line.

#### New Well

The Board is continuing to look into drilling a supplemental well. The Board is looking at a variety of sites and other methods of improving the water supply. This is a long-term project. To date we have opened up an RFP to obtain proposals for system enhancement. This includes water extraction, storage, and distribution. We are currently working to contract with a firm in Albuquerque. We hope to have a Preliminary Engineering Reporting (PER) in the late Spring that will assess our system's capability and provide direction to improve overall efficiency. A very special thank you to Clay Kilmer. Clay has been instrumental in helping us move this project along.

If you have any questions regarding your water service, do not hesitate to contact a Board member.

Thank you,



John Hoffman  
President

Brazos Mutual Domestic Water Consumers' Association, Inc.

Consider volunteering to serve as a Director on the BMDWCA Board. Serving on the Board is a great way for new community members to learn about our water system and to pass on essential knowledge about our system to new generations.

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