

Brazos Mutual Domestic Water Consumer Association Final Meeting Minutes for September 03, 2022

Location Brazos Fire Station

Google Meet joining info

Video call link: <https://meet.google.com/pvs-wnui-fmf>

Or dial: +1 530-425-6892 PIN: 987859973

More phone numbers: <https://tel.meet/pvs-wnui-fmf?pin=4820484304556>

Date 9.3.22

Time 8:00 AM MDT

DRAFT MEETING MINUTES

Meeting Called to order at 8:03. Quorum present & approval to record the meeting granted by Bob Cooke

I. CONVENE AND ROLL CALL

MEMBERS PRESENT:

- Amanda Urioste (via Google Meet)
- Bob Cooke
- Chris Dennison
- Dennis Fahs
- Irv Lindemuth
- Jim Bannister
- Karen Adam
- Ryan Costanza

MEMBERS ABSENT:

PUBLIC Present:

Meredith Pond

Martha Bannister

Baird Reynolds

Arch Wells (via Google Meet)

Sharon Wells (via Google Meet)

Teri Fahs (via Google Meet) (came later)

Deej Bannister (via Google Meet) (came later)

David Oelschlegel (via Google Meet) (came later)

Richard Dramer (via Google Meets) (came later)

II. APPROVAL OF AGENDA

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Amanda Urioste made a MOTION to approve the agenda as Amended with VI approval of minutes changed to IV approval of minutes. Member Chris Dennison SECONDED the motion. Bob Cooke initiated a voice vote.

Motion PASSED by UNANIMOUS APPROVAL.

III. APPROVAL OF MINUTES

- July 23, 2022, Regular Meeting
- July 28, 2022, Special Meeting
- August 25, 2022, Emergency Meeting

Irv Lindemuth made a MOTION to approve July 23, 2022, Regular Meeting minutes as amended with changes including attaching the DFA approval letter, the letter to the fire department, the letter to Collision, and UBPOA lease . Member Dennis Fahs SECONDED the motion, Bob Cooke initiated a voice vote.

Yes Votes: Irv Lindemuth, Karen Adam, Chris Dennison, Ryan Costanza, Dennis Fahs,

No Votes: Amanda Urioste.

Abstentions: Jim Bannister, Bob Cooke

Irv Lindemuth a MOTION to approve July 28, 2022, Special Meeting minutes as amended corrections of Sharon Wells and David Hebertson names. Member Chris Dennison SECONDED the motion. Bob Cooke initiated a voice vote.

Motion PASSED by UNANIMOUS APPROVAL.

Irv Lindemuth a MOTION to approve August 25, 2022, Emergency Meeting minutes as amended with D'Angelo corrected, she requested her email address on file and Bob suggested it be sent to him. Member Karen Adam SECONDED the motion. Bob Cooke initiated a voice vote.

Motion PASSED by UNANIMOUS APPROVAL.

IV. REPORTS

a) Presidents Report

- Water Quality:

John Schrandt report to the board and Levi attached to the agenda. Bob will follow up with John Schrandt regarding mud being pumped from Well #4 into the upper tank. Water outage for leak correction will be coordinated with Bob Cooke. Cabin 4's meter had been shut off; the owner has been notified 128,000-gallon water leak has been fixed and a fine assessed. Bob will add information on shutting off water to this address at UBPOA picnic. Fine will be assessed @ \$250.00. The tank level valve to be fixed by Levi.

- Insurance issue

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Board is currently operating without property insurance; Bob Cooke & Karen Adams have reached out to several providers to get a new policy.

- Board Member Resignation

David Hebertson has resigned as a board member and Bob Cooke will ask for letters of interest from BMDWCA membership to fill this director position, hopefully by the next board meeting.

b) Treasurers Report

- Fidelity
The old board members have been removed from the fidelity account and there is currently 67,282.14 in that account.
- Audit
Applied for 2 audits thru the State of NM. Each audit will cost \$3,500.00. The contractor for the 2022 audit has been approved by the DFA. The 2021 has not yet been approved. Hinkley and Landers will provide the audit services.

c) Directors Report

- Chris Dennison-Rutherford Water Association:
Chris Dennison had a conversation with Michael Rife the president of the Rutherford Water Association. Michael has offered his knowledge as a resource to the BMDWCA. Chris is going to reach out to him and see if he would be willing to speak at an upcoming meeting. Chris is also going to contact Michael to ask him about their insurance provider. Chris also reported that the board seems very contentious, and he would like to see a more open communication between board members.
- Ryan Constanza-Water Leak Detection Equipment:
Ryan is going to meet with Levi to familiarize himself with the current leak detection equipment. Ryan mentioned that there could be possible cost sharing options for leak detection with the town of Chama.
- Karen Adam-Clean up around upper tank:
Levi had requested that the area around the upper tank be cleaned up. Karen Adam & Teri Fahs have begun the cleaning process. Karen requested that the board reach out to the community to get assistance in the cleaning. Amanda Urioste advised that with no current insurance that could create issues if there was any kind of accident or injury that occurred on the property.
- Jim Bannister, Dennis Fahs & Irv Lindemuth had nothing to report.

V. NEW BUSINESS

a. Website

BMDWCA member Meredith Pond presented the board with the proposal below excluding site lock.

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A new domain and website will be set up with help from Meredith Pond, BMDWCA member and professional website designer {meredith @ mpondsupportservices.com }.

Suggested domain names: brazoswater.net* (.com & .org not available), brazoswaternm.com

The domain will be hosted by HostGator, which Meredith uses. The host will have all the security Meredith recommends. The annual cost will be \$219.25 (\$201.27 the first year):

\$47.90 Annual Hosting Fee

\$17.99 Annual Domain Registration (free, first year)

\$69.99 Positive SSL

\$83.85 Sitelock

\$219.26

Multiple users can be authorized to access the site. Meredith will retain administrative access, with the understanding that she will only access the site under request from the Board.

The domain name and site will be registered to BMDWCA. A credit card for billing is required.

The site will have a gmail e-mail address. Messages sent to this address will be forwarded to all Board members. This address can be used to send messages to the membership.

Meredith will also help us set up MailChimp, making it easy to send e-mail messages to the members.

SSL Certificate - Comes with free SSL which provides Secured Site on all pages

Positive SSL \$3.33/month (Billed Annually @ \$39.99. Unlike a free SSL, this Positive SSL comes with a warranty of up to \$10,000 to ensure your visitor's information {passwords, credit card info, etc.) is protected and encrypted. Plus, you'll get the official site seal to display on your site and show visitors their data is safe. Renews at \$5.83/month {Billed Annually @ \$69.99}

SiteLock will find, fix, and protect your site from malware and malicious attacks. Sitelock automatically downloads site data, screens it, removes malware, and uploads the clean version of your site. Renews at \$6.99/month {Billed Annually at \$83.88}

Karen Adam made a motion to accept the proposal to a new website with a new domain. Amanda Urioste & Irv will have access to post with president approval. Dennis Fahs seconded the motion. Amanda Urioste initiated a substitute motion to accept Meredith's proposal as amended to keep the current Trademarked domain name, with a cost not to exceed \$ 1000.00 Jim Bannister seconded the motion. Bob Cooke initiated a voice vote.

Yes Votes: Amanda Urioste, Jim Bannister

No Votes: Karen Adam, Irv Lindemuth, Dennis Fahs, & Chris Dennison

Abstentions: Ryan Costanza, Bob Cooke

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Motion Fails

Karen Adam made a motion to accept the proposal to move to a new website with a new domain. Amanda Urioste & Irv will have access to post with the president's approval. Dennis Fahs seconded the motion; Bob Cooke initiated a voice vote.

Yes Votes: Karen Adam, Irv Lindemuth, Dennis Fahs & Chris Dennison

No Votes: Amanda Urioste, Jim Bannister

Abstentions: Ryan Costanza, Bob Cooke

Motion Passes

b. Treasurer Report/Full Budget Review and discussion

- Karen Adams gave a report on the balance of each account. Bob Cooke explained that was not what had been previously requested by Secretary Amanda Urioste. Karen explained that she did not have the ability to produce the treasures report out of QuickBooks due to lack of time and knowledge in the configuration of the reports.

c. Changes to Rules & Regulations -Rate Increase

Irv Lindemuth made a motion to approve the changes to the Rules & Regulations Section VII. Rate Schedule to reflect the 40% increase. Dennis Fahs seconded the motion. Bob Cooke initiated a voice vote.

Yes Votes: Karen Adam, Dennis Fahs, Irv Lindemuth, Chris Dennison

No Votes: Amanda Urioste, Jim Bannister

Abstentions: Ryan Costanza, Bob Cooke

Motion Passes

d. PayPal

Karen Adam made a motion to Cancel the PayPal account & remove it from the website. Dennis Fahs seconded the motion. Bob Cooke initiated a voice vote.

Yes Votes: Chris Dennison, Karen Adam, Irv Lindemuth, Ryan Costanza, Dennis Fahs

No Votes:

Abstentions: Amanda Urioste, Bob Cooke, Jim Bannister

Motion Passes

e. Termination of non-user certificate #1144

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Amanda Urioste informed the board that the previous owner of this property had notified the board that he sold the property in September 2021 and is no longer responsible for paying the non-user fee.

Based on section XII Transfer of Membership #1-member certificate #1144 has been terminated.

Karen Adam indicated that due to extenuating circumstances the new owner did not apply for a membership transfer and that the certificate should not be terminated. Irv Lindemuth stated that it was not the secretary's right to terminate the certificate. Amanda Urioste explained that based on the rules and regulations stated in section XII Transfer of Membership there is not clause for extenuating circumstances, and it does not state that a board vote is required. Karen Adams argued that the board should not require the new member to apply as a new user and pay the new membership fee of \$6,000.00. President Bob Cooke asked if there was any relationship between Karen and the new owner. Karen Adams stated that the new owner is her grandson. Irv Lindemuth then suggested that it should be voted on immediately and the Rules & Regulations changed at a later meeting to allow the reinstatement of the certificate. Bob Cooke & Amanda Urioste refused to violate the OMA by voting on an item that was not on the agenda. Irv Lindemuth requested that this issue be on the next meeting agenda for a vote.

f. Candidate Selection for Bookkeeper Position

Board Members discussed the cost and qualification of each candidate. Jim Bannister suggested that the board only hire a licensed person. Amanda Urioste also suggested that a licensed candidate be hired. Karen Adam suggested that we allow Marla Ulibarri a year to become licensed.

Irv Lindemuth made a motion to approve the candidate, Marla Ulibarri. Dennis Fahs seconded the motion. Bob Cooke initiated a voice vote.

Yes Votes: Dennis Fahs, Karen Adam, Irv lindemuth

No Votes: Amanda Urioste, Jim Bannister Bob Cooke

Abstentions: Ryan Costanza

Amanda Urioste made a motion to approve the candidate Robert Clark as proposed. Jim Bannister seconded the motion. Substitute motion by Irv lindemuth seconded by Dennis Fahs to table the motion until the next meeting. Bob Cooke initiated a voice vote.

Yes Votes: Chris Dennison, Irv lindemuth, Karen Adam, Dennis Fahs

No Votes: Amanda Urioste, Jim Bannister, Bob Cooke

Abstentions: Ryan Costanza

Motion Passes

In-person meeting lost connection to the google meet at 10:56. President Cooke adjourned the meeting at this time.