

******FINAL******

BRAZOS MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION, INC.

August 27, 2023 Regular Meeting Minutes

MEETING WAS CALLED TO ORDER at 8:30 a.m. through Google Meets.

Directors Present:

Amanda Urioste, President
Jimmy Banister, Vice President
Deej Banister, Secretary
Scott Eliason, Treasurer
Chris Dennison (arrived after Agenda vote)

Directors Absent:

Ryan Costanza

Public Present:

William and Madison Diaz
Trevin Kistle
Linda Mallender and Tavey Garcia
David Oelschlegel
Ronald and Cindy Ridge
John Schrandt
Arch and Sharon Wells

APPROVAL OF AGENDA:

Amanda Urioste, President, called for a motion to approve the agenda. Jimmy Banister made a motion to accept the agenda. Deej Banister seconded. Jimmy Banister voted yes, Deej Banister voted yes, and Scott Eliason voted yes. The motion passed.

APPROVAL OF THE MINUTES:

Amanda Urioste, President, asked if Deej Banister, Secretary, had concerns regarding the amended draft of minutes for July 16, 2023. Deej Banister indicated that we may not have the correct amended draft. Amanda Urioste called for a motion to table the minutes as presented. Jimmy Banister made the motion. Chris Denison seconded; the motion unanimously carried. Deej Banister, will check the minutes for accuracy. They will be presented at the next meeting.

NEW BUSINESS:

1) Water/Well System Status Updates:

Chris Dennison gave an update on the status of the wells and water supply. A new pump was installed at Well House #3. Richard Ulibarri, Sierra Vista Electric, was contacted to replace and repair. Ulibarri felt the pump failure was due to power surges. During the replacement time, we were producing water and losing water--about 3,600 gallons per day. Also, during this time

frame, we lost all of our water storage. We began checking for leaks. We checked every meter can in the community. We discovered five separate consumer leaks—from one-half gallon to four gallons per minute. All of the user members that were shut off due to leaks were notified regarding the need for repair. We had several power outages over this period of time and there was a planned power outage by NORA that lasted for an entire day. The aquifer is low--this is normal for this time of year.

2) Well Improvements:

We do have some movement in the new Well #4 area. The original drawdown on this well caused a lot of mud to be moved into the upper tank. The tank was cleaned and used for water storage in the winter months. At this time, we are considering removing large tank-type filters that are no longer needed at Well #3 and using these filters to aide in curing Well #4. We hope to throttle back the water to half-gallon per minute, filter clean the water, and then be able to start moving viable water into the upper tank. We will be installing a new altitude valve on the middle tank.

Chris Dennison, Jimmy Banister, and Levi Sandoval took inventory of equipment and materials that we have on hand--new and used. They found that some of the used items could possibly be repaired and made viable backups. Levi is compiling a “have to” list of items needed before winter.

Chris Dennison was asked the average depth of the wells? He did not know the average depth. He gave the following information:

Well #1 is 600 feet.

Well #1A is 640 feet.

Between Well #1 and Well #1A, we are producing 6 gallons of water per minute.

Well #3 is 306 feet and the pump is at 240 feet.

Amanda Urioste, President, asked John Schrandt, Engineer for Well #4, for his input on the development of this Well:

When it was originally drilled, there was an initial pump test done and it was pumping at about 5 gallons a minute over a twenty-four-hour period. Late in this pump test, we began to get turbidity sediment in the water. On June 22, 2023 when we came to set the well, the pump test was set at 75 feet at 5 gallons a minute and we were getting sediment. We dropped the throttle flow down at the hydrogeologist’s recommendation, Clay Kilmer, to 100 feet while pumping and we had red shale and sandstone. At 240 feet it was dense sandstone.

I am willing to work with the BMDWCA together with Levi and/or RWA to perform various pump tests versus water per gallon tests. In short, work with what we have and get water to the upper tank to serve the demand later in the fall.

Amanda Urioste, President, thanked John for his information and willingness to continue to help getting Well #4 online.

3) Account Status and Fiscal Year Discussion:

Scott Eliason gave a brief report on the budget. The current balance is at \$115,000.00. This balance allows us extra money to do repairs; however, we need to be prudent with expenditures—the new pump cost \$10,000. The altitude valve could be at \$10,000.

Scott Eliason gave a breakdown of the State requirement for a change in our Fiscal year. The State is currently asking that we align with their July Fiscal yearend. This will take a membership approval in the Bylaws. Making this change should not interfere with what we currently us. We just need to calculate a short year end. This information needs to be in the Annual letter and placed on the Annual meeting agenda for membership approval at the Annual Meeting.

4) Fire Department Requests by David Hebertson:

David Hebertson gave a brief report on the need for a high elevation radio antenna installation in the Upper Brazos area. Hebertson wanted to let the BMDWCA be aware of the possibility of the need to use the upper water tank area for such an installation. The VFD has hired a contractor and they are currently working with him to setup the Upper Brazos antenna needs. This is a repeater type antenna and would be used for communication with fire fighters in the Canyon, Ponderosa, Laguna Vista, Tierra Amarilla, and Chama areas to bring additional resources up into our neighborhood. At this time, the only radio antenna in the area is located at the Forest Service at the highway intersection of SR 512. It is about 20 feet off the ground.

David Hebertson shared information regarding the International Standards Organization (ISO). This organization evaluates the community's insurance rates by insurance companies. The State of New Mexico has adopted this organization's format. To obtain this rating involves a water agency and the need to perform water flow testing. DeeJ Banister, Secretary, indicated that the BMDWCA has been coordinating with the VFD for many years in water flow tests. The past minutes are available for reference. She offered to collect this information for perusal. The current ISO rating for the Brazos Lodge Estates is 6.

5) Membership Transfer

Anita CdeBaca

Lot 20, Block 1, U1, BLE

Amanda Urioste, President, called for a motion to accept the Anita CdeBaca application for membership. Jimmy Banister made a motion to accept. Chris Dennison seconded; the motion unanimously carried.

6) Approval of Rule Changes to Sections I through XIII

7) Actions/items needed for Annual Meeting prep

Amanda Urioste asked for a motion to table Items 6 and 7 until the next meeting. Materials requested from the NMED and our legal assistance regarding these topics are still being reviewed by these agencies. DeeJ Banister made the motion to table Items 6 and 7. Jimmy Banister seconded the motion; the motion unanimously carried.

PUBLIC COMMENT:

John Schrandt (See comments under Well Improvements.)

Sharon Wells

I enjoyed listening to this meeting because the Board is getting hands on and I really appreciate that. I think that one thing we need to remember is that this Board works for the entire BMDWCA community.

In reviewing the proposed minutes, I noticed that there is a special treatment request regarding a reinstatement. Bottom line--when one purchases a property in the Brazos, it is the responsibility of that purchaser to determine what are his/her requirements. If the purchaser chooses not to follow-up and find out what the requirements are, that is not the entire community's problem, it is not the Board's problem, and in the case for resources and finances, everybody that I am aware of has paid their dues. They do what they are supposed to do and if someone is allowed to slide because they did not know any better or whatever the excuse, it affects the entire community and I will not stand for everyone not following the R/Rs and Bylaws. The Board really needs to hold firm. There are laws in place, time frames in place and everyone must follow them. If you do not, sorry! Board, hold the line--please.

Willilam Diaz:

Speaks out to Sharon Wells because he felt she was referring to his situation. I am abiding by the Bylaws. Each section referring to what I am trying to do. I believe you are misinformed. I have submitted documentation and would like this Board and everyone on this call to watch your tone and how you are using or slandering our character. Thank you.

Wells responded: Excuse me, you did not follow the time line.

Diaz responded. It has not been three years. Go do your research before you speak at a public hearing forum.

Wells responded: I have done my research.

Diaz responded: Obviously, you have not. It's been done for several others. You are holding the line only against us. Sharon, answer me that.

Wells responded: Do your research. Your grandmother owned property before you did. She could have told you how the process works.

Diaz responded: It's not her responsibility to tell us how this works. Her relationship is irrelevant.

Wells responded: That's ridiculous.

Diaz responded: You are entitled to your opinion--it's irrelevant. Our requests will be added to the next meeting. We have already submitted the documents. We are following the Rules and referencing with the NMED to ensure the Board is compliant and rules are followed. We have followed the Bylaws and Sanitary Project Act so I assure you that we are not skating by or trying to fly by—we are simply asking for a true cost to connect to the community well if and when we decide to do that. It's an option right now. It's not even for certain that we get it. Appreciated.

Cindy Ridge: Grandmother of a person is not really responsible to relay information for what the Board is supposed to do. I agree, too, that all people need to be aware of the situation before comments are even made.

Linda Mallender: I am the mother of the child that was just on the phone and the daughter of the grandmother who was there.

It was noted at this time in the conversation that Mallender was having connection problems for the Google meet. Her cell phone speaking was becoming inaudible to the stenographer. Measures were applied to help with transmission. Audibility continued to be poor—too much interference in the recording. All further attempts at transcription of the public comments stopped to avoid misinterpretation of information.

NEXT MEETING DATE AND LOCATION:

Next Regular Meeting will be determined.

Annual meeting locations were discussed: Albuquerque, Brazos VFD, and a Chama location were mentioned if a hybrid type meeting is required due to weather conditions.

ADJOURNMENT:

Amanda Urioste called adjournment at 9:59 a.m.

Deej Banister
Secretary