BRAZOS MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION
DRAFT REGULAR BOARD MEETING MINUTES
DRAFT - SUBJECT TO BOARD REVIEW AND APPROVAL

Meeting Type	Regular Board Meeting
Date	Tuesday, August 11, 2026
Time	6:30 PM - 8:13 PM
Physical Location	2 Brazos Circle, Chama, NM 87520
Virtual Meeting	Google Meet

Board Members Present

- Teri Fahs
- Rubel Martinez
- Donna Casados
- Ryan Costanza
- Jimmy Banister
- Charles Roberts

Board Members Absent

None identified.

Others Present

- John Rector
- Chris Dennison
- Brittany Coriz
- T G
- Brian
- Karen Adam
- One participant identified by the meeting software as "Name not available"

Attendance Note: John Rector participated in the meeting using his wife Kathy Rector's meeting account/login. For purposes of these minutes, he is identified by his actual identity rather than the meeting software account name.

1. Call to Order

President Teri Fahs called the Regular Board Meeting of the Brazos Mutual Domestic Water Consumers Association to order at 6:30 PM.

2. Proof of Quorum

A quorum of the Board was confirmed present.

3. Proof of Notice of Meeting

It was reported that notice of the meeting had been:

- Posted at the physical meeting location;

- Posted on the Association website; and
- Sent to Association members.

4. Approval of Agenda

Motion: Teri Fahs moved to approve the agenda as presented.

Second: Donna Casados

Vote:

- Rubel Martinez - Yes
- Jimmy Banister - Yes
- Ryan Costanza - Yes
- Charles Roberts - Yes
- Donna Casados - Yes
- Teri Fahs - Yes

Result: Motion approved.

5. Reading and Approval of Previous Meeting Minutes

The Board reviewed the July 14, 2026 Regular Board Meeting minutes and the July 21, 2026 Special Board Meeting minutes.

Although the August 11 agenda referenced the July 21 meeting minutes, the Board also considered and voted on the July 14 meeting minutes during the meeting.

Motion: Teri Fahs moved to approve the July 14, 2026 and July 21, 2026 meeting minutes.

Second: Charles Roberts

Vote:

- Rubel Martinez - Yes
- Ryan Costanza - Yes
- Jimmy Banister - Yes
- Charles Roberts - Yes
- Donna Casados - Yes
- Teri Fahs - Yes

Result: Motion approved.

6. Officers, Board, and Committee Reports

A. President - Teri Fahs

President Fahs reported on meeting notices, quorum, and the agenda process. She also noted the association had received letters of interest for board vacancies and led the discussion regarding whether to proceed with appointments. She emphasized the need to follow bylaws and continue working toward updated governing documents. During the infrastructure portion of the meeting, she facilitated discussion with John Rector, Chris Dennison, and Jonathan regarding system repairs and operator services.

B. Vice President - Rubel Martinez

Vice President Martinez provided an update on the water emergency and the association's recent efforts to stabilize the system. He summarized the work completed to maintain water service, including the NM WARN membership, emergency tanks obtained from Albuquerque Water Authority, water shipments from HydroPure, and infrastructure support from John Rector. He stressed the need for an emergency response plan and for continued work on the system as the board's highest priority.

C. Secretary-Treasurer - Donna Casados

Secretary-Treasurer Casados presented the treasury report for July, including ending cash balance, deposits, checks cleared, and major payments to HydroPure, utilities, and state tax/fee obligations. She also reported that the July bank statement had been included with the report. She also discussed difficulty obtaining bank account access and stated she was waiting on the bank contact to respond.

In her secretary report, she noted correspondence from concerned members and requested that future correspondence be sent to the association mailing address and board email rather than personal addresses.

D. Other Board Members

No separate Board or committee reports are documented in the meeting notes provided.

8. New Business

A. Association Member Petition / Appointment of Additional Board Members

The Board discussed a petition submitted by approximately 20% of the Association membership requesting the appointment of three additional Board members in order to bring the Board into compliance with the Association's 2008 Bylaws.

Four letters of interest had been received from prospective Board members:

- Linda Mallinder
- Don Davis
- Charlie Lytle
- Brian Lattimore

The Board discussed whether to proceed with appointments during the meeting. Issues raised included:

- Whether the full Association membership had received adequate notice of the opportunity to express interest in serving on the Board;
- The status and applicability of the existing bylaws;
- Whether appointments should occur before the bylaws and Rules and Regulations are updated; and
- Whether the Board should wait for James Markham to return and provide additional assistance regarding the bylaws.

President Teri Fahs stated that the Board needed to move forward and that an opportunity to express interest had been available.

Vice President Rubel Martinez expressed concern that the entire community should have been made aware of the opportunity and supported waiting for updated bylaws and additional guidance from James Markham.

Ryan Costanza also raised concerns regarding the bylaws and fairness of the appointment process.

Jimmy Banister stated that the bylaws needed correction and supported waiting until James Markham returned.

No motion was made and no vote was taken regarding appointment of additional Board members.

The matter will be revisited at a future meeting.

B. Approval of Membership Certificates

The Board considered membership certificates for the following transfers, subject to applicable requirements:

- Lytle-Beauchamp
- Julian
- Baldwin

Motion: Charles Roberts moved to approve the membership certificates and welcome the new members into the Association.

Second: Charles Roberts

Vote:

- Rubel Martinez - Yes
- Ryan Costanza - Yes
- Jimmy Banister - Yes
- Charles Roberts - Yes
- Donna Casados - Yes
- Teri Fahs - Yes

Result: Motion approved.

C. Resolution Adopting a Policy Governing Public Comment at Board Meetings

The Board agreed to defer consideration of the proposed public comment policy.

D. Resolution Establishing a Moratorium on New Memberships

The Board also agreed to defer consideration of the proposed moratorium on new Association memberships.

The two agenda items were addressed in a single motion.

Motion: Teri Fahs moved to table New Business Items C and D until a subsequent meeting.
Second: Charles Roberts
Vote:

- Rubel Martinez - Yes
- Jimmy Banister - Yes
- Ryan Costanza - Yes
- Charles Roberts - Yes
- Donna Casados - Yes
- Teri Fahs - Yes

Result: Motion approved.

9. Unfinished Business

A. Infrastructure Update

1. System Repairs and Needed Parts

The Board discussed repair needs identified by John Rector and Chris Dennison, including repairs and replacement components associated with wellhouse plumbing, valves, pumps, and other water-system parts and supplies.

The Board discussed establishing an authorized amount for necessary repair purchases so work on the water system could continue.

Motion: Ryan Costanza moved to approve $3,500 for repair parts and supplies, with payment contingent upon submission of receipts and appropriate reimbursement documentation.
Second: Charles Roberts
Vote:

- Ryan Costanza - Yes
- Jimmy Banister - Yes
- Rubel Martinez - Yes
- Charles Roberts - Yes
- Donna Casados - Yes
- Teri Fahs - Yes

Result: Motion approved.
The authorized amount is to be used for documented repair parts and supplies associated with the Association's water-system maintenance and repair needs.

2. Update on System Operator

Jonathan presented the Board with two service options for providing water-system operator services.

The Board discussed the immediate operational needs of the Association and the benefits of beginning with the full-service option while the condition and needs of the system continue to be evaluated.

Motion: Donna Casados moved to hire Jonathan under the full-service option for the next three months, with the arrangement to be reviewed monthly and a full contract to be completed by the next Board meeting.

Second: Ryan Costanza

Vote:

- Donna Casados - Yes
- Jimmy Banister - Yes
- Rubel Martinez - Yes
- Ryan Costanza - Yes
- Charles Roberts - Yes
- Teri Fahs - Yes

Result: Motion approved.

The Board directed that a formal agreement for Jonathan's operator services be prepared for consideration and completion.

10. Next Regular Board Meeting

The next Regular Board Meeting is scheduled for Tuesday, September 8, 2026, at 6:30 PM.

No separate action regarding the next meeting date was taken.

11. Public Comment

Public comment was opened near the conclusion of the meeting.

Public Comment Overview

- T G said they had previously made a motion and followed up with a petition asking the board to add members, and they had also emailed the petition to James Markham and NMED. T G stated that James Markham responded that board vacancies are filled by a majority vote of the remaining directors, and that members may petition the board, but do not directly appoint directors. T G urged the board to act on the board openings that evening and emphasized that the community wanted an odd number of board members.
- T G also stated that the community had been informed through meetings, minutes, and direct outreach, and encouraged the board to either select from the current candidates or have someone resign so the board can move forward.
- A “Name not available” participant asked who is responsible for rewriting the bylaws, noting that the bylaws have been used as a reason to delay action. In response, it was explained that bylaws had been worked on earlier, and that James Markham with NMED was now helping the board review and update the rules and regulations.

12. Adjournment

No formal motion, second, or vote to adjourn is documented.

The meeting adjourned at 8:13 PM.

Action Items / Follow-Up

- **Teri Fahs / Appropriate Association Representative -** Coordinate preparation and execution of the formal agreement for Jonathan's water-system operator services.
- **Jonathan / Board -** Operate under the approved full-service arrangement for three months, subject to monthly review.
- **Donna Casados / Association -** Maintain documentation supporting expenditures and reimbursements made under the $3,500 repair authorization.
- **John Rector and Chris Dennison / Appropriate System Personnel -** Continue addressing identified water-system repair and infrastructure needs using approved parts and supplies.
- **Board -** Revisit the appointment of additional Board members at a future meeting.
- **Board -** Revisit the proposed public comment policy at a subsequent meeting.
- **Board -** Revisit the proposed moratorium on new memberships at a subsequent meeting.
- **Board / James Markham -** Continue work regarding the Association's bylaws and Rules and Regulations upon James Markham's return.
- **Board / Appropriate Association Representative -** Complete a formal operator contract by the next Board meeting.