VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION

(VRMDWCA)

MINUTES OF BOARD MEETING

Monday, January 11, 2021 – 4:00 PM -- Via Zoom

1. **Call to Order:** Nirvair Singh Khalsa called the meeting to order at 4:07 PM.
2. **Certification of Quorum:**  A. LaFehr certified that 6 of the 8 Board members were present via Zoom. A quorum was met.
3. **Board Members Present:** Nirvair Khalsa, President; Harvey Simon, Vice President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer; Directors: Wendy Pierard, Chris van Schayk.

**Adjunct Directors Present**: Kevin Pierard.

**Not Present:** Directors: Bill Berra, Susan Rule; Adjunct Director: Phil Marineau

**Community Members Present:** David Arnett.

**Others Present:**  None.

1. **Approval of the Minutes of the October 5, 2020 Meeting:** LaFehr made the motion to approve the Minutes, H. Simon seconded the motion, and all approved.
2. **Financial Report and Budgets:** Cavalie presented the financial statement, noting that the money we now have in reserve will stay in Money Market Accounts for the time being, rather than moving to CDs as both interest rates are equally low. He further reviewed various lines in the Capital Budget, such as System Automation (not started); Plugging Well 6 (completed); Water Tank Refurbishment (done, and under budget by about $8,000). Regarding the Operating Budget, Cavalie commented on the improved organization of the operation and maintenance categories, and that III-D is now giving us a good breakdown on labor and materials. Overall, we are in good shape. Van Schayk made the motion to approve the Financial Statement and Budgets, LaFehr seconded, and all approved.
3. **Well 3A Uranium Abatement Update:**  H. Simon reported that the project is moving along as expected. Per Dennise of III-D, electrical work was being done today, the vault will be ready to install in February, and we should be ready to start pumping and testing the water quality in March. D. Arnett asked about how the re-bidding of the project went last fall. Simon noted that once again the Board was not satisfied by the quality or price of the bids, so the decision was made to subcontract the work with III-D managing the project. This approach is expected to result in some savings. So far, the experience with working with III-D has been exceptionally good as reported by Khalsa, Simon, and van Schayk.
4. **Progress on Other Ongoing Projects**: Khalsa noted that both tanks have now been painted, the inside of the larger tank has been recoated, and the appropriate safety ladders have been added to bring the tanks up to code. The Capping of Well 6 has been completed and is waiting for final approval, at which point its water rights will be transferred to Well 3A. Van Schayk reported that we had leaks in Well 4 and 7 recently, and III-D was extremely responsive and prompt about locating the problem(s), fixing the leaks, and improving the plumbing in the process. Responding to a question about the Automation Project (SCADA), Simon said that it is being implemented in conjunction with the work on Well 3A, so they should be completed around the same time in March or April of 2021.
5. **Nominating Committee:** Khalsa confirmed that the Nominating Committee for the 2021/2022 Board will be Chris Van Schayk, Bill Berra, and Audrey LaFehr.

1. **New Business:** Khalsa reported that the Board is actively looking at our various Contractors and our contracts with them, and discovering some overlap and some confusion in or lack of effective communication. By next Quarter we should have some changes in place to help make managing our system more efficient.

Khalsa noted that someone outside of Vista Redonda is interested in purchasing a property within VR that is substantially in arrears. The Board will need to discuss how to handle this situation and any others going forward so as not to establish an insupportable precedent.

Simon raised the “housekeeping” question of how we can better collect and share documents, reports, and other mail that arrives in the VR P.O. Box and is collected by the Secretary. There was some discussion as to what might appropriately go directly to III-D, how much they are already getting electronically, and what needs to stay under the oversight of the VR Secretary and Board. Simon suggested LaFehr set up a call with Dennise of III-D to get some clarification around this issue.

1. **Adjournment:** van Schayk made the motion to adjourn, Cavalie seconded, and all approved. The meeting was adjourned at 4:51 PM.

Respectfully Submitted,

Audrey LaFehr, Secretary