

VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION
(VRMDWCA)
MINUTES OF ANNUAL MEETING

Monday, July 19, 2021 – 4:00 PM – via Zoom – **DRAFT v2**

1. **Call to Order:** Audrey LaFehr called the meeting to order at 4:04 p.m. Mountain Time.
2. **Certification of Quorum:** A. LaFehr certified that 47 property owners were present via Zoom or proxy. A quorum was met.
3. **Current Board Members Present:** Audrey LaFehr, President *pro tempore*; Harvey Simon, Vice President; Laurent Cavalie, Treasurer; Directors: Susan Rule, Chris van Schayk. Absent: Wendy Pierard.
4. **Opening comments** by A. LaFehr included thanks to immediate former president Nirvair Singh Khalsa and recognition of longtime former president David Rule; introduction of Dennise Trujillo of management company III-D; and a salute to the number and quality of water projects completed in the past year. Asked H. Simon to explain the Zoom voting process and asking of questions, which he did.
5. **Approval of Minutes of the 2020 Annual Meeting:** S. Rule made a motion to approve; L. Cavalie seconded. The motion passed unanimously.
6. **Approval of Board Actions for FY 2020-2021:** C. van Schayk made a motion to approve; S. Rule seconded. The motion passed unanimously.
7. **Election of the Board of Directors of VRMDWCA for FY 2021-2022:** C. van Schayk made a motion to approve the slate as presented; Judy Simon seconded. The motion passed unanimously to approve the election of directors as listed below:
 - Audrey LaFehr, President
 - Harvey Simon, Vice President
 - Wendy Pierard, Secretary
 - Laurent Cavalie, Treasurer
 - Directors: Betsy Garside, Susan Rule, Chris van Schayk
 - Adjunct Directors: Steve Marquart, Kevin Pierard
8. **Update on Projects:** H. Simon reported on the uranium abatement project for Well 3A, the well nearest the stop sign. Since late March/early April that well has been running with effective uranium abatement; additional water rights have been transferred to Well 3A to increase its output. There has been weekly testing by the New Mexico Environment Department; the well is doing well.

Refurbishment of the water towers has also been completed (both inside and outside) and a safety cage has been added to exterior ladders to bring them up to current code. Additionally, though it still has the old dipstick, the system is fully managed electronically by III-D. They are using a system of sensors to collect data in real time – known as Supervisory Control Automated

Data Acquisition (SCADA) – allowing for greater accuracy and timeliness in managing the Association’s water supply and flow.

9. **Presentation of Operating and Capital Budgets and Proposed Assessments:** L. Cavalie presented the capital and operating budgets. The FY2020-2021 capital budget reflects four big projects: Plugging Well 6, System Automation (SCADA), Well 3a Rehabilitation, and Water Tank Refurbishment. The Association spent \$311,441 on these projects, substantially under budget but still a big spending year.

The operating budget reflects higher-than-expected transfer fees coming in, and lower-than-budgeted professional fees in the expense line. Working with III-D is allowing the VRMDWCA to reduce insurance costs and professional fees, and system maintenance costs were about half of what was budgeted. The cost of power is increasing, but that is outside the Association’s control.

The Board is proposing a conservative operating budget for next year, expecting lower revenue from transfer fees. Both the system maintenance and insurance lines include a bit of margin so the budget can accommodate issues that might arise. Of note: There is a need for increasing capacity of the system, so next year’s operating budget includes fees for an engineering study of options for increased capacity while the capital budget includes a placeholder of \$300,000 to execute on results from that study.

Given that the Association has more than a year of operating expenses in reserves, the Board is recommending lowering the operating assessment \$50 to \$1,150 for developed lots, \$550 for undeveloped lots. The Association is still trying to reconstitute capital reserves, so the Board recommended that the capital assessment increase by \$50 per lot to \$1,400 annually.

A motion to approve the 2021-2022 budgets was made by C. van Schayk; H. Simon seconded. The motion passed unanimously.

10. **Other business:** There was no new business.
11. **Resolution of appreciation:** A. LaFehr asked the community to recognize the long-term dedication of three board members who are stepping down: Nirvair Khalsa, Bill Berra, and Peter Frank. Bill Daily made a motion of formal appreciation for all three, pointing out that they have devoted years – in some cases decades – of voluntary service to the Vista Redonda community. S. Rule seconded; the motion of appreciation passed unanimously. H. Simon made specific remarks about Bill Berra’s 30 years of service, noting his constant availability and willingness to help his neighbors and the neighborhood.
12. **Adjournment:** S. Rule made the motion to adjourn, H. Simon seconded, and the motion passed unanimously. The meeting was adjourned at 4:35 p.m. Mountain Time.

Respectfully Submitted,

Betsy Garside (sitting in for Wendy Pierard)