

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

Monday, July 18, 2022 – 4:00 PM – via Zoom

1. **Call to Order:** Audrey LaFehr called the meeting to order at 4:00 p.m. Mountain Time.
2. **Certification of Quorum:** LaFehr certified that 50 of the 84 property owners were present via Zoom or proxy. A quorum was met.
3. **Current Board Members Present:** Audrey LaFehr, President; Harvey Simon, Vice President; Laurent Cavalie, Treasurer; Directors: Betsy Garside, Wendy Pierard, Susan Rule, Chris van Schayk; Adjunct Directors: Steve Marquart, Kevin Pierard.
4. **Community Members Present:** David and Valerie Arnett, Teresa Baysden, Bill Berra, Ellen Cannon, Mary Costello, Anne Dilworth, Dawn Jones, Pete McNamara, Phil Marineau, Bo Sanford, Ellen Smith, Brent Walker, Susan Waller, Bill Whalen, Rhea Wilson.
5. **Others Present:** Dennise Trujillo, III-D.
6. **Opening comments** by LaFehr included welcoming of new residents and encouraging more participation in the functioning of our Water Association, such as attending our quarterly meetings. She noted that while the previous year (2020-2021) was marked by the successful completion of multiple major projects, this past year was by comparison rather quiet, which was nice.
7. **Approval of Minutes of the 2021 Annual Meeting:** S. Rule made a motion to approve; B. Whalen seconded, and all approved.
8. **Approval of Board Actions for FY 2021-2022:** C. van Schayk made a motion to approve; S. Rule seconded, and all approved.
9. **Election of the Board of Directors of VRMDWCA for FY 2022-2023:** C. van Schayk made a motion to approve the slate as presented below, L. Cavalie seconded, and all approved.
 - Audrey LaFehr, President
 - Wendy Pierard, Vice President
 - Betsy Garside, Secretary
 - Laurent Cavalie, Treasurer
 - Directors: Steve Marquart, Susan Rule, Harvey Simon, Chris van Schayk
 - Adjunct Directors: Kevin Pierard, Jason Pressesky, Susan Waller
10. **Presentation of Operating and Capital Budgets and Proposed Assessments:** L. Cavalie presented the capital and operating budgets, along with several slides illustrating in graphic form what the numbers on the spreadsheets indicate. This clear visual approach was much appreciated by many.

As we did not have any real capital expenditures this year, the typical income from our annual assessments went toward rebuilding our reserves from the heavy capital project expenses in the prior year. He recommended keeping the annual capital assessment at \$1,400 per lot. C. van Schayk made the motion to approve the capital budget and assessment, H. Simon seconded, and all approved.

The operating budget reflected higher-than-expected income due to the sale of a lot that had been in arrears for many years. Emergency maintenance, however, was higher than expected due to the PNM/Kelly Cable project to upgrade our power lines during which they broke our water pipes twice since starting the work in January 2022. L. Cavalie recommended keeping the operating annual assessments at \$1,150 per developed lot and \$550 per undeveloped lot. C. van Schayk made to motion to approve the operating budget and assessments, H. Simon seconded, and all approved.

11. **Resolution to approve the 2021-2022 4th Quarter FY Final Budget:** H. Simon made the motion to approve, B. Garside seconded, and all approved.
12. **Resolution to approve the 2022-2023 FY Budget:** H. Simon made the motion to approve, A. LaFehr seconded, and all approved.
13. **Update on the Water System:** D. Trujillo of III-D noted that there were no major infrastructure problems this past year and that we've managed to cut our water loss through leaks by half since the prior year by flagging abnormal water readings and seeing quicker resolutions. She reported that the required Sanitary Survey produced a list of minor upgrades such as installing more secure cages over the wells. NMED was impressed with the construction of Well 3a and its uranium treatment plant. She indicated that this coming year we will be looking into new technology to help monitor the system, such as down well transducers and other ways to take advantage of the information our automated SCADA system may provide.
14. **Adjournment:** S. Rule made the motion to adjourn, B. Garside seconded, and all approved. The meeting was adjourned at 4:40 PM (MST).

Respectfully Submitted,

Wendy Pierard