

VRMDWCA Board Meeting Minutes
Monday, September 19, 2022

1. **Call to Order:** Audrey LaFehr called the meeting to order at 4:00 p.m.
2. **Certification of a Quorum:** Betsy Garside certified that a quorum was met, with 7 of 8 voting members present.
3. **Current Board Members Present:** A. LaFehr, President; Wendy Pierard, Vice President; B. Garside, Secretary; Laurent Cavalie, Treasurer. Directors: Steve Marquart; Susan Rule, Harvey Simon. Adjunct Directors: Jason Pressesky, Susan Waller.
4. **Community Members Present:** Anthony Michaels Moore; Valerie Arnett (via Zoom).
5. **Others Present:** Dennis Trujillo, III-D.
6. **Opening comments:** A. LaFehr welcomed all to the first in-person meeting of the Association since covid. Attendees expressed appreciation to A. LaFehr and S. Marquardt for hosting on their portal.
7. **Approval of Minutes from the June 6, 2022 Meeting:** S. Rule made a motion to approve; H. Simon seconded, and all approved with the adjustment that Ellen Cannon was the “Ellen” in attendance.
8. **Financial Report and Approval of Budgets:** L. Cavalie reported that there have been few changes to finances since the annual meeting in July on either the capital or operating side, other than that the Association is spending on projects already approved (see below). The one item of note is that six owners have not yet paid their annual water fees, which is a higher number than in the past and leaves the Association \$12,000 short on collection. Only two owners used the electronic-payments option, available for the first time this year. One person did overpay, which is being rectified.
9. **Approval of Budgets:** The budgets cannot be approved yet as the Association must do so on a quarterly basis to follow new reporting requirements. Budgets will be reviewed and approved electronically after the end of the quarter.
10. **Update on OSE Acre Feet Transfer and/or Combining Permits:** A. LaFehr, board member Chris van Schayk, and Annie McCoy, senior hydrogeologist with John Shomaker and Associates, met with the Office of State Engineers (OSE) to discuss transfer of the three-acre feet permit, currently held as a placeholder at 111 Paseo Encantado SW, to Well 3A. OSE was receptive to the idea. There was further discussion about combining and commingling permits across the Association. This means that if something happens to one well the Association can easily transfer water rights to another well. OSE will talk to their legal department, and cautioned we should expect this to take a long time.
11. **Report on Sanitary Survey Projects:** D. Trujillo reported that III-D almost has all materials required to complete the projects identified in the recent Sanitary Survey. Meters and gaskets are the last items needed; supplies have required a six-month lead time. To mitigate against this supply issue, D. Trujillo is working with several suppliers, and has ordered a stamp to make his own gaskets if need be. Once all supplies are in hand, III-D’s crew will come out to complete the work. Estimate is that within two weeks III-D will be working on all well sites, and by mid-October sanitary-survey items will be completed. In addition to sanitary-survey corrections, D. Trujillo has his own punch list to save time and money in the long term (e.g., add flex lines for the wells because samplers cannot climb into that combined space). As a reminder, the sanitary survey is every third year.

- 12. 2021-2022 Well Analysis Discussion:** At the request of S. Rule, III-D prepared an analysis of well efficiency, including the number of acre feet each well pumped; reports on water losses as a percentage of water pumped; the number, quantities and context around owner overages; and the status of the well-monitoring system. At the well level: While other wells are performing well, Well 2 is not being pumped. D. Trujillo reported this is due to electrical issues including power surges. Once PNM has run their replacement lines to the transformer by Well 2, III-D will be able to assess what is needed. Losses – the difference between what owners are using and total water used – are at 8% for calendar year 2021, which is under the New Mexico Environment Department standard of 10%. PNM's line replacement project and county road crews grading in summer both use or used water for their work. Sixteen owners had overages in fiscal year 2021-2022, totalling 2.49 acre feet in overages and 8.5% of total water pumped. System losses plus owner overages totaled 4.79 acre feet. The well-monitoring system is victim to supply-chain issues. Parts should be delivered at the end of October.

Board members expressed appreciation for the analysis and will further review the detailed information.

- 13. Discussion of New Meters and Responsibility for Repairing or Replacing Them:** Board members discussed implications of aging meters and casings. L. Cavalie pointed out that while owners are technically responsible for their meters, it does not make that much sense to have the utility run everything up to the meter and then ask the homeowner to deal with the meter. The cost for replacing aging meters/casings could range from about \$250 to \$1500 per meter. This range stems from the unusual depth of area meters as well as the variety of casing/meter-housing techniques.

It is probable that ultimately all meters will have to be replaced. III-D is testing a vacuum process on H. Simon's meter, to see if that might be more cost-effective and less disruptive than the usual back-hoe approach. The sense of the meeting is that standardizing meters would be worth it, in part because new meters can deliver more accurate data. There was further discussion of increasing the number of valves so that we have more flexibility on how big an interruption ensues when there is an outage.

The board will get estimates to inform the next phase of this discussion. III-D will develop a scope of work within the next 30 days; the Association will get three bids for the work. D. Trujillo gave pointers on how to work within supply-chain constraints he is currently seeing in the marketplace, which would most likely affect this project.

- 14. New Business:** J. Pressesky announced that new grandson Charlie will be taking his family back to the Bay Area, and sadly he must resign from the board. D. Trujillo pointed out that he is reading meters early in the morning or late at night because information is easier to see with a flashlight; residents should not be alarmed to see him at their meters at odd hours.

- 15. Adjournment:** S. Rule made the motion to adjourn, W. Pierard seconded, and all approved. The meeting was adjourned at 5:00 PM (MST).

Respectfully submitted,

Betsy Garside