

VRMDWCA Board Meeting Minutes
Thursday, January 19, 2023

1. **Call to Order:** Audrey LaFehr called the meeting to order at 4:10 p.m.
2. **Certification of a Quorum:** Betsy Garside certified that a quorum was met, with 8 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, Chris van Schayk.
4. **Community Members Present:** Susannah Grossman; on Zoom: Brent Walker, Bill Dailey, Bo Sanford.
5. **Others Present:** Dennis Trujillo, III-D.
6. **Opening comments:** A. LaFehr welcomed all to the first 2023 meeting of the Association and expressed appreciation to B. Garside and Stephen Warren for hosting. Recent news about Rio Verde, a Scottsdale community that had their water unilaterally shut off, makes A. LaFehr grateful we have this Association.
7. **Approval of Minutes from the September 19, 2022 Meeting:** S. Rule made a motion to approve, H. Simon seconded, and all approved.
8. **Financial Report:** L. Cavalie reports plenty of money in both capital and operating accounts. For income, there are two corrections to the July-December 2022 activities – there are 84 undeveloped lots, not 85, reducing that income line, and one home that is in the POA but not the VRMDWCA. With those corrections, collection of fees is at 100 percent. Fees for water overage for fiscal year 2021-2022 came in in this reporting period, representing about \$9,800 in income.

For expenses, taxes and tax/audit services are a bit higher than budgeted; everything else is in line. The \$5,000 spent on emergency maintenance reflects issues with PNM contractors working on power lines.

L. Cavalie pointed out that the Association has more than \$800K in the bank, and might consider a options to generate income on that money now that interest rates are moving upward. Discussion about what level of cash reserves would be prudent; no decision was made.

H. Simon made a motion that the board approve the capital budget as presented, C. van Schayk seconded, and all approved. H. Simon made a motion that the board approve the operating budget as presented, W. Pierard seconded, and all approved.

9. **Report on Issues with Wells 1, 2, and 3 (III-D):** D. Trujillo reported that Well 1 is back up and running; Well 3 is offline. Well 1 has been having issues with the Verizon signal for the SCADA system; a new antenna has been installed so there is now a strong-enough signal.

While Well 1 is supposed to be at 15 gallons/minute, it is at 12 gallons/minute. The working theory is that electrical components on the well were compromised by power issues. While Well 1 will function as it is, III-D is working with local contractor Life Water to gather components to work on the well in case it fails.

III-D was putting Well 2 back online when it stopped, most likely because of power surges; the wells have surge protectors but like well components they are outdated. Most well components in the system date to 1992 or 1998. The plan for Well 2 is to replace the pump and components on the board.

Well 3 draws too much power, which shuts it down. D. Trujillo will pull out the pump to assess issue. The sense of the board is that if III-D pulls out the pump and it is damaged, it makes sense to install a new pump and motor rather than attempt a repair. Cost will be the pump and labor, with efficiencies from reusing some elements; D. Trujillo is getting estimates and will provide them when available.

III-D reports that the Association not using Well 4 either; components were pulled from Well 4 to keep Well 1 functioning.

There is a need to inventory the usable components VRMDWCA has for its systems, and to order redundant or back-up electrical, pump and motor systems. This is seen as urgent in light of supply-chain issues, increasing costs, and the potential need to replace all pumps in the next year-and-a-half. D. Trujillo has this on his to-do list.

10. Update on Status of Transducer Installation and Requirements (III-D); Status of Sanitary Survey Projects (III-D); Discussion of New Meters on Temporary Hold

D. Trujillo is going to request an extension on the sanitary survey because of the power issues affecting VRMDWCA wells. The planned transducer installation can be combined with pouring new slabs around each well and installing cages, which will ultimately be good for the sanitary survey, and doing all the work at once will be more efficient. The Association's wells have high water quality, so that should not be a concern to anyone. While the state might send us a violation for not having done the sanitary survey on time, members of the board are not concerned and appreciate the effort at economizing.

D. Trujillo will provide final transducer materials cost tomorrow. This cost was already approved in the current budget.

VRMDWCA is now at the top of the list to be able to order smart meters. The lead time is 5-10 months; the necessary risers are about 8 months out. Each meter is about \$300. Costs for installing the new meters are not concrete yet. A contractor would likely want a flat fee per installation; III-D would do the installs on a time-and-materials basis. The depth and material around each meter are the cost/time variables. There was discussion around the important role that smart meters would play in improving and modernizing the VRMDWCA system; D. Trujillo also pointed out that reading the meters right now is very labor-intensive, and that III-D may not continue to keep hand-reading meters *ad infinitum*.

S. Marquart made a motion to have VRMDWCA purchase 70 smart meters, H. Simon seconded, and all approved.

11. New Business

- S. Rule pointed out that the VRMDWCA/VRPOA combined website is not mobile-friendly, making it hard to use. The site was created 10 years ago, when website technology was very different. The suggestion was made to form a committee and explore options; D. Trujillo will send information on the person who did his site. No decision was made on a committee.
- B. Daily recommended that the Association inventory all the materials on hand to keep the wells operating. This inventory would identify spare components, offer a study of critical materials, and might include a redundancy/sparing plan. D. Trujillo is already thinking of this and putting a list together of what spare components III-D/Life Water have on hand.

12. Adjournment: H. Simon made the motion to adjourn, C. van Schayk seconded, and all approved. The meeting was adjourned at 5:45 PM (MST).

Respectfully submitted,

Betsy Garside