

## VRMDWCA Board Meeting Minutes

Monday, May 1, 2023, 4:00 PM (MDT) – VIA ZOOM

1. **Call to Order:** Audrey LaFehr called the meeting to order at 4:03 pm, remarking that the Association is conducting the meeting via Zoom because three members of the Board currently have covid.
2. **Certification of a Quorum:** Wendy Pierard certified a quorum with seven of eight Board members present.
3. **Board members present:** A. LaFehr, President; W. Pierard, Vice President; Betsy Garside, Secretary; Laurent Cavalie, Treasurer. Directors: Chris van Schayk, Susan Rule, Steve Marquart. Adjunct members: Susan Waller.
4. **Community members present:** Bo Sanford, Harley Rinzler, Buck McKinney, Craig Slawson, Robert Pascoe, Mary Costello, Bill Whelan.
5. **Others present:** Dennis Trujillo, III-D.
6. **Approval of Minutes from the January 19, 2023 Meeting:** S. Rule moved that the minutes be approved as written, L. Cavalie seconded, and all approved.
7. **Financial Report:** L. Cavalie reported that the Association will likely end up under budget for everything but emergency maintenance. Unexpectedly high fees for emergency maintenance are all due to issues stemming from the PNM power-replacement project. Since last meeting PNM contractor Kelly Cable has broken two water lines in the community. As of now, Kelly estimates end of May for their project.

In other financial matters, L. Cavalie has two recommendations: The first is that repair/replacement costs for the two wells that need fixing should go into the capital budget. The second relates to money the Association has in the bank. L. Cavalie is looking at investment options for about \$600,000 of the money. In the meantime, he recommends that – given current uncertainty in the banking sector – the Association should split its holdings between two banks to double the amount covered by FDIC insurance (\$250,000 per bank). L. Cavalie made a motion to move a portion of Association funds to a second bank to diversify risk, C. van Schayk seconded, and all approved.

L. Cavalie will send a draft budget for next year to the Board around the middle of June.

8. **Approval of Quarterly Budget Report for Annual DFA Audits Requirements**  
Every water utility must report quarterly to the New Mexico Department of Finance. C. van Schayk moved that the Association approve its quarterly budget report, L. Cavalie seconded, and all approved. Dennise Trujillo will circulate for Board members to sign.
9. **Nominating Committee for 2023/2024:** Three volunteers have come forward to serve as the nominating committee for the 2023/2024 year: Harvey Simon, C. van Schayk and S. Marquart. This committee is actively looking for new board members, including new residents or those

who have not served before. If any current Board members do not wish to continue, please let someone on the committee know.

- 10. III-D Report on Activity:** D. Trujillo had submitted a written report in advance of the meeting. A. LaFehr pointed out that almost all of D. Trujillo's work recently has been in service of getting the power-system project completed with fewest of issues, including being on call daily to locate water lines and/or respond to emergency water breaks. The synopsis of III-D's report:
- a. PNM Electric: Kelly Cable now has three crews working (instead of one) to speed finish of the project; they believe they are 4-6 weeks out. Transducers, repair of Wells 2 and 4, and the Sanitary Survey work are all on hold until Kelly finishes.
  - b. Individual meters have been ordered; there is no estimate on delivery yet.
  - c. Consumer Confidence Report – deadline July 1, 2023.
  - d. Tests are continuing as usual: Uranium is within range; and bac-T is negative. Water loss is averaging 5 percent, which is within normal range for the Association. The water-loss number is now more accurate because it accounts for water in the tanks as well as water used by the county for grading.
  - e. Wells and telemetry system: Status quo except for Wells 2 and 4 which are not functioning.

D. Trujillo responded to questions, providing well-specific updates: There is still a question about what happened to Well 3; the faulty pump has been sent back to the manufacturer to determine cause of failure and any warranty info. At Well 1, an overly sensitive pressure sensor was turning off the well. D. Trujillo has bypassed the pressure sensor to keep the well running, which it is now doing; the plan is to leave it alone. D. Trujillo has LifeWater scheduled to come in as soon as Kelly Cable has completed their work; immediate focus will be to install electrical components into Well 4. The Association is currently pumping at about 50-60 percent capacity.

Kelly Cable's new ownership has an aggressive downtime policy: While Kelly has broken two water lines recently, they consider that their crew downtime was caused by the Association's inability to accurately locate water lines. After productive negotiation, D. Trujillo reports that Kelly Cable will only charge the Association \$2,000 for downtime in one instance – for a line that was not anywhere on the Association's map – and only manpower/equipment charges for the second break. Regarding the line that was not on the Association's map: The line had water flowing through it, but did not have a meter. D. Trujillo has put in a valve and closed the line; it is possible that whoever was using that water may come forward and request new service.

- 11. New Business:** A. LaFehr stated that the Association will get a new contract from III-D soon; it will again cover both Boards. She voiced the Board's appreciation for Dennis and Dennise, and particularly for the extra work they have done this year. A. LaFehr also pointed out that the Association will need to have a meeting in June to review the draft budget and prepare for the annual meeting in July.

- 12. Adjournment:** C. van Schayk made the motion to adjourn, S. Rule seconded, and all approved. The meeting was adjourned at 4:44 p.m. (MDT).

Respectfully submitted,

Betsy Garside