VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION

(VRMDWCA)

MINUTES OF BOARD MEETING

Tuesday, September 12, 2017 -- 4:00 PM

Rule Home -- 105 Paseo Encantado SW

1. **Call to Order:** D. Rule called the meeting to order at 4:00 PM.
2. **Certification of Quorum:**  S. Rule certified that 6 of the 9 board members were present. A quorum was met.
3. **Board Members Present:** David Rule, President; Chris van Schayk, Vice President; Susan Rule, Secretary and Treasurer; Directors: Bill Berra, Nirvair Khalsa, Audrey LaFehr.

**Board Members Not Present:**  Directors: Peter Frank, Phil Marineau, Harvey Simon.

**Community Members Present:** None.

**Others Present:** Mike Sanderson, System Manager

1. **Approval of Minutes of the June 13, 2017 Board Meeting and the July 17, 2017 Annual Meeting:** S. Rule made the motion to approve both sets of minutes, Berra seconded, and all approved.
2. **Financial Report:** S. Rule presented the financial statements and noted that there are four property owners with outstanding fees, who have been sent late notices. She further suggested that we transfer some money from LANB to NM Bank & Trust to reduce our exposure. Berra made the motion to approve, van Schayk seconded, and all approved.
3. **Tank Project Status:** D. Rule presented a summary of the history of the tank project and updated the Board as to the substantial increase in Souder Miller Associates’ cost estimate to $450,000 which we received in August 2017. In view of the increased cost estimate, the Board considered various alternatives, but decided to continue with the original plan to refurbish the large tank and replace the small one. A significant factor in this decision was the recognition that the old tank is leaning due to settlement and that the cost to refurbish this tank – including leveling of the foundation – is likely to be more expensive than replacing it with a new, larger tank. The Board recognized that its responsibility is to maintain a constant supply of water to the community, accommodate future growth, and enhance fire protection, and not put those objectives at risk by continuing to operate the old and potentially compromised tank with the real potential for leaks or possible failure. D. Rule made the motion that the association continue with the planned refurbishment and replacement project – even in light of the increased estimated cost. S. Rule seconded and all approved. The work will begin in Spring 2018 and proceed over the summer

1. **Well 4 Gross Alpha:** D. Rule reported that there has been no update from the New Mexico Environmental Department regarding withdrawal of the Administrative Compliance Order on Well 4. It is still our understanding that the NMED considers this well in compliance, but we haven’t seen it in writing yet.
2. **Water Master Transition Plan:** Van Schayk and Sanderson met with Santa Fe County about taking over the operation of our system, but the county was not interested in managing the system on a contract basis as our community and budget is too small.

Sanderson further researched private water operating companies and suggested that the Board consider Allen Environmental, owned by Loren Allen, who is located in Santa Fe, has the appropriate qualifications, already has several current contracts in our immediate area, is willing to work with our present Water Master during the transition, and appears to be within our budget. Van Schayk and Berra and Sanderson plan to meet with Allen in October.

1. **Leak Adjustment Request Form:** D. Rule drafted a form to clarify and codify the process by which a community member may request and adjustment to excess user fees due to a water leak. Van Schayk made the motion to approve the form, Berra seconded, and all approved. The form will be available on the Vista Redonda website at vistaredonda.net, Rates and Fees, Policies.
2. **Adjournment:** S. Rule made the motion to adjourn, van Schayk seconded, and all approved. The meeting was adjourned at 5:30 PM.

Respectfully Submitted,

Audrey LaFehr

Director and Acting Secretary