VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION

(VRMDWCA)

MINUTES OF BOARD MEETING

Tuesday, December 11, 2018 -- 4:00 PM

Rule Home – 105 Paseo Encantado S.W.

1. **Call to Order:** D. Rule called the meeting to order at 4:00 PM.
2. **Certification of Quorum:**  S. Rule certified that 8 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: Peter Frank, Bill Berra, Harvey Simon, Nirvair Khalsa, Audrey LaFehr; José Lopez, Adjunct Director

**Board Members Not Present:**  Phil Marineau, Director

**Community Members Present:** Valerie Arnett, Mary Costello

**Others Present:**  None

1. **Approval of Minutes of the September 18, 2018 Board Meeting:** S. Rule made the motion to approve the minutes, Simon seconded, and all approved.
2. **Financial Report:** S. Rule presented the financial statements and noted that while we have moved most of our money to Edward Jones, we are keeping a minimal amount at LANB as they are better able to accomplish certain tasks for us.
3. **Budget Report**: D. Rule presented the Operating and Capital budgets and noted that not much has changed since last quarter. We are slightly under on Water Master fees, slightly over on system maintenance due to Well #6, and two property owners have not yet paid their annual fees.
4. **Tank Project**: D. Rule reported that in lieu of replacing both tanks, we refurbished the smaller one in September by blasting and coating and patching some holes. After its one-year inspection we will decide how to proceed with the larger tank. He recommends that we paint both tanks this coming summer when it’s warm. Frank may know someone who can paint for a reasonable cost; D. Rule may also know of someone. We will get quotes from both. This will be in the Maintenance Budget next year.
5. **Well #6 Status – Proposal to Plug and Abandon:** D. Rule reported that we must plug Well #6 in order to transfer its water acre feet to other well(s). As it has two well bores or holes it will cost twice the usual $20k to plug. As we will also need to plug Well #4 we’ll look into negotiating a discounted rate for plugging all three.
6. **Options to Replace Well #6 Production – Proposal to Re-drill Well #4:** D. Ruleadvised that with two wells down we may not have enough pumping capacity to cover the peak periods in the summer if we have any other mechanical problems with the currently productive wells. In consulting with hydrogeologist John Shomaker & Associates, he recommends we re-drill #4 on the same site, making it deeper and increasing its capacity from 3 acre feet per year to 6 to 9 acre feet, by transferring water rights from abandoned Well #6 or currently unassigned rights. Cost is estimated in excess of $200k, though we will explore packaging the drilling scope with the plug and abandon scope for a better deal. Van Schayk made the motion to plug and re-drill Well #4 and plug and abandon Well #6, Berra seconded, and all approved.
7. **Longer-term Project for Protecting Well Capacity:** D. Rule presented interesting findings on Well #3, suggesting that its problems producing quality water may have to do with it being too deep. At some point in the future, after near-term projects have been completed, he would like to explore the possibility and cost of “shortening” the well bore by filling in the bottom section.
8. **Status of Impact of Potential Future Road Paving on Water Association:** D. Rule recapped the meeting members of both boards and the community had with Robert Martinez, Deputy Public Works Director for the County, in November. D. Rule proposed drafting a letter outlining the necessary conditions under which the VRMDWCA would be willing to request further road improvements from the County. Once the wording of the letter is approved by the water board it will go to the VRPOA for further action.
9. **New Business:** D. Rulenoted that Loren Allen is on board and the goal is to use him more in the coming year, shifting more of the responsibilities of the Water Master and System Manager to Allen. Simon would like D. Rule to look for more opportunities to delegate some of his responsibilities to other board members and community members.

S. Rule reported that Katy at our CPA’s office is retiring and Caroline is not replacing her, therefore the monthly meter-reading reporting will be handled by Ana Berry.

1. **Executive Session:** At 5:41 PM the meeting moved into an Executive Session to discuss a minor legal matter and the Community Members present departed.
2. **Return to Open Session:** At 5:53 PM the meeting returned to Open Session. Simon made a motion to go ahead with the survey (“Easement Exhibit”) of the Well Site on the van Schayk property, the cost to be split between the VRMDWCA and van Schayk, Frank seconded, and all approved (van Schayk voted Philip Marineau’s proxy to approve). Simon further moved to engage a lawyer to revise the original amendment, Frank seconded, and all approved (excepting van Schayk, who abstained).
3. **Adjournment:** Frank made the motion to adjourn, Lopez seconded, and all approved. The meeting was adjourned at 5:56 PM.

Respectfully Submitted,

Audrey LaFehr

Director and Acting Secretary