VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION

(VRMDWCA)

MINUTES OF ANNUAL MEETING

Monday, July 15, 2019 – 4:00 PM

El Nido Restaurant – 1577 Bishop’s Lodge Road

1. **Call to Order:** D. Rule called the meeting to order at 4:09 PM.
2. **Certification of Quorum:**  S. Rule certified that 19 property owners were present plus 30 by proxy for a total of 49. A quorum was met.

**Board Members Present:** David Rule, President; Chris van Schayk, Vice President; Susan Rule, Secretary and Treasurer; Directors: Bill Berra, Peter Frank, Nirvair Khalsa, Audrey LaFehr, Harvey Simon

1. **Approval of Minutes of the 2018 Annual Meeting:** S. Rule made the motion to approve, H. Simon seconded, and all approved.
2. **Approval of Board Actions for FY 2018-2019:** H. Simon made the motion to approve, Valerie Arnett seconded, and all approved.
3. **Presentation of Financial Statement:** S. Rule presented the financial statement and noted that we finished consolidating our CDs with Edward Jones as discussed in last year’s annual meeting. There is some money still at LANB for check-depositing purposes. Otherwise we are essentially where we were last year in terms of operating accounts. B. Whelan made the motion to approve the financial statement, B. Berra seconded, and all approved.
4. **Presentation of Operating Budget and Proposed Operating Assessment:** D. Rule presented the Operating Budget and pointed out that we were $9,000 over budget due to higher than expected maintenance costs. He proposed an increase in the current annual assessment $1,200 per developed lot and $600 per undeveloped lot. Berra made the motion to approve the proposed operating budget and increased assessment, A. MacGraw seconded, and all approved.
5. **Presentation of Capital Budget and Proposed Capital Assessment:** D. Rule presented the Capital Budget, explaining that we found a cheaper way to deal with the aging water tanks by refurbishing them rather than replacing them at a much higher cost. He suggested putting money in the upcoming budget ($90,000) to finish the refurbishing work and add a ladder cage for safety. He further laid out two ways of increasing our future water capacity and quality by (a) re-drilling Well #4 at a cost of approximately $266,000, and/or (b) treating Well #3 to correct uranium levels at a cost of approximately $135,000. He recommended putting all three items into the Capital Budget so that the new Board can decide whether to do one or more of these projects in the coming year. He proposed no change in the current annual assessment of $1000 per lot. Van Schayk made the motion to approve the Capital Budget, Khalsa seconded, and all approved.
6. **Election of the Board of Directors of VRMDWCA for FY 2019-2020:**

Nirvair Khalsa, President

Harvey Simon, Vice President

Susan Rule, Secretary and Treasurer

Directors: Bill Berra, Laurent Cavalie, Peter Frank, Audrey LaFehr, Chris van Schayk

Adjunct Directors: Phil Marineau, Matt Waller

Bill Whelan made the motion to elect the proposed slate, Bill Berra seconded, and all approved.

1. **Introduction of New President, Nirvair Khalsa:** Nirvair introduced himself, thanked David Rule for his years of excellent service, and thanked Susan Rule for continuing to stay on as Secretary and Treasurer. He briefly outlined his background in business and on boards, and stated that while he doesn’t have D. Rule’s expertise or experience with our water system, he will rely more heavily on other board members and community members to do the job. He also acknowledged that we have a very strong lineup of contractors who’ve been working with us for many years, who know our systems, and have served us well. Finally, he emphasized how much we need new community members to serve on both boards.

Bill Berra also expressed his thanks to David Rule for his service and commitment to managing our water system so well over the years. And he reiterated how important it is to recruit new people to participate and lend their expertise to the board.

1. **Adjournment:** S. Rule made the motion to adjourn, van Schayk seconded, and all approved. The meeting was adjourned at 4:58 PM.

Respectfully Submitted,

Audrey LaFehr

Director and Acting Secretary