

VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION (VRMDWCA)

MINUTES OF ANNUAL MEETING

Monday, July 15, 2024, 3:00 PM (MST)

The Four Seasons Resort – In-Person Only

1. **Call to Order:** Audrey LaFehr called the meeting to order at 3:08 pm Mountain Time.
2. **Certification of Quorum:** Betsy Garside certified that 54 property owners were present in the room or via proxy. A quorum was met.
3. **Current Board Members Present:** Audrey LaFehr, President; Wendy Pierard, Vice President; Laurent Cavalie, Treasurer; Betsy Garside, Secretary. Directors: Steve Marquart, Harvey Simon, Susan Rule, Chris van Schayk. Adjunct members: Kristi Brislawn, Kevin Pierard.
4. **Opening Comments:** A. LaFehr welcomed all to the meeting, and noted this was the first in-person annual meeting since 2019. She extended great thanks to Randall Limbacher who arranged the meeting and party on behalf of the neighborhood.
5. **Approval of Minutes from the August 1, 2023 Annual Meeting:** S. Rule made a motion to approve; H. Simon seconded. The motion passed unanimously.
6. **Approval of Board Actions for FY 2023-2024:** C. van Schayk made a motion to approve; H. Simon seconded. The motion passed unanimously.
7. **Update on the Water System:** A. LaFehr announced that all six wells in the Association are functioning, up from just three wells working several months ago. She extended thanks to water-master Dennis Trujillo for diligently working through broken pumps, leaks and electrical issues to get all wells online. D. Trujillo has also installed 24 of the new radio-read meters, also known as smart meters, and expects all smart meters to be installed by the fall. (These installations require digging up old meters, some of which are quite deep, resulting in large and deep holes around the neighborhood.) A. LaFehr also reported that – due to increasing failures and repairs needed on current wells – the Association Board is in the early stages of considering developing a new well for the neighborhood. All residents have received the water report, showing that Vista Redonda is in compliance with all quality testing.
8. **Election of the Board of Directors for FY 2024-2025:** A. LaFehr announced with great joy that W. Pierard has agreed to stand for president of the Association. W. Pierard's background in hydrology and hydrogeology, as well as her federal and New Mexico government work experience, make her well-suited for the role. All members reviewed the slate as presented. Beverly Martin moved that the slate be approved as presented; Nat Sloane seconded. The motion passed unanimously.
Wendy Pierard, President
Audrey LaFehr, Vice President
Betsy Garside, Secretary
Laurent Cavalie, Treasurer
Directors: Kristi Brislawn, Steve Marquart, Kevin Pierard, Harvey Simon, Chris van Schayk
Adjunct Directors: Anthony Moore, Stephen Warren
9. **Presentation of Financial Statement and Approval of Capital and Operating Budgets and Assessments:** L. Cavalie presented the capital and operating budgets. He provided an overview

of what happened this past year: Repairs to the system due to aging wells and leaks led to an additional unbudgeted \$46,000 in operating expenses, while on the positive side, the Association has generated \$29,000 in revenue from CDs.

For the coming year's operating budget, there is a new expense related to the state's requiring an annual audit and new electronic reporting (budgeted at \$15,000). While overall income is stable, the operating reserves have been dropping for 3 years in a row due to operating costs being above budget. The Association has not adjusted the operating assessment in several years; inflation and increased repairs are catching up. L. Cavalie pointed out that this is more than a temporary dip, and there will be additional costs next year.

On the capital side, the reserves have been rebuilt following the Well 3 work in 2020-2021, and now hover at the \$1,000,000 mark. There will be two capital projects this coming year: The rest of the smart meter installation, and a new well. This new well is fully budgeted in 2024-2025 at \$475,000, but will take more than one year to site, engineer, permit, dig, test and certify. The new well can be built without a special assessment; at current rates reserves would then be rebuilt in four years. The Association would not close down any wells once the new well is online: there are more residents than a few years ago, and older, less productive wells are good to have pumping as back-up.

In light of these conditions, the Board is recommending the following assessments for 2024-2025: an operating assessment of \$1,500, up from \$1,150, for developed lots, and an assessment for undeveloped lots of \$750 (versus \$550). The capital assessment of \$1,400 remains the same.

C. van Schayk made the motion to approve the capital budget and assessment, with W. Pierard seconding. The motion passed unanimously. C. van Schayk made the motion to approve the operating budget and assessments; H. Simon seconded. The motion passed unanimously.

10. Resolution to Adopt the 2023-2024 Fourth Quarter Final Budget: In keeping with state requirements, the Association presented a resolution for the final quarter budget for the current fiscal year. B. Garside made a motion to approve the resolution; S. Marquart seconded. The motion passed unanimously.

11. Resolution to Adopt the 2024-2025 Fiscal Year Budget: C. van Schayk made a motion to approve the resolution; S. Rule seconded. The motion passed unanimously.

12. Any New Business: There was no new business.

13. Adjournment: S. Rule made the motion to adjourn; H. Simon seconded. The motion passed unanimously and the meeting was adjourned as 3:38 pm Mountain Time.

Respectfully submitted,

Betsy Garside
Secretary