

VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION (VRMDWCA)

Thursday, March 27, 2025 4:00 pm (MST)

42 Vista Redonda

DRAFT MINUTES

1. **Call to Order and Certification of a Quorum:** W. Pierard called the meeting to order at 4:02 pm. B. Garside certified that with 6 of 8 voting members present, the quorum was met.

Board Members Present: Wendy Pierard, president; Betsy Garside, secretary; Laurent Cavalie, treasurer; Directors: Chris van Schayk, Kevin Pierard, Kristi Brislawn. Not present: Audrey LaFehr, Vice President; Steve Marquart, director; and adjunct directors Anthony Moore and Stephen Warren.

Community Members Present: Bo Sanford, Susan Rule, Mary Costello, Dennis Delaune, Nancy Seifert, Missy Grimes.

Others Present: Dennis Trujillo, Sr. (III-D)

2. **Approval of Minutes of January 31, 2025 Board Meeting:** L. Cavalie moved that the meeting minutes be approved, C. van Schayk seconded; the motion passed unanimously.
3. **Clarification of III-D's role:** W. Pierard pointed out that III-D is getting calls for questions that homeowners themselves must resolve, such as leaks inside homes. A homeowner's water meter is the dividing line: III-D is responsible for the meter outward, while homeowners are responsible for the meter towards house. If a homeowner is unsure where an issue falls, please call Wendy or Laurent first, and they will coordinate with D. Trujillo.
4. **Presentation of Financial Statement:** L. Cavalie presented finances through the end of February 2025. The Association has roughly the same amount as last meeting, with most in CDs. Most 2023-2024 overage payments have been received, yielding \$21,000 on a budget of \$6,000. Total expected revenue for the year will be about \$140,000. O&D insurance is coming in about on budget. To note: The audit has not begun yet, so that money is still in the budget, and the timing of the annual community meeting puts last year's expenses into this year's budget. Maintenance and contract labor are substantially over plan, with \$6,000 in emergency maintenance for frozen meters and \$35,000 in contract labor for September/October leaks in old lines, report for New Mexico Environment Department on lead and copper, and meter replacement. These are all legitimate costs, if unplanned; for example, the meter install project costs are \$115,000 on a budget of \$75,000 because the actual work incorporated maintenance work on old lines as well as gathering data for the lead-and-copper report. This consolidated work approach probably saved money in the long run: The lead-and-copper report would have been about \$100,000 as a stand-alone effort. The Association has only spent about \$5,000 on the new-well project, which is behind projections, but bigger expenses are coming in May and most of the new well costs will be next year.

5. **Update on Water System and Contract with Martin and Martin:** All water tests have been good, and all wells are producing but 1, 5 and 7 are working harder. D. Trujillo is training on new state regulations (so the Board and Association members don't have to). The Board reviewed the contract and schedule from Martin & Martin (M&M). The whole new-well project will take about a year. M&M expects to have design specs April 1, and drawings by May 22. D. Trujillo points out that acquiring materials is the biggest wildcard. Addressing the question of whether actions of the federal administration (eg, tariffs) have potential to affect this project, nothing is expected: No federal money is involved, and D. Trujillo has been preselling this project to potential drillers, etc. The Association will have progress updates on new well at every meeting, and M&M will send a monthly written report to VRMWDC.
6. **Fire Hydrant Overview/Update:** The Association has 16 hydrants in the neighborhood. Water leaking near 71 PENE – that appears to be from a hydrant – is actually from a water line. D. Trujillo plans to address this in April/May, as it is a substantial dig-out. III-D uses the hydrants for flushing the water system, coordinating when possible with the County Road Department to use that flush water for grading. There were questions about function of hydrants in the case of a house-fire, answered both in the room and in direct conversation with Santa Fe County Fire Department representatives at the Fire Safety Day: The fire department comes with an incident command truck, which identifies the next few vehicles needed (eg, ambulance and/or tender/tanker). Firefighters can go to the four-way stop in Vista Redonda to pull from the highest flow hydrant (8-inch pipe). Otherwise they are aware that most hydrants in VR are low-flow – the red-painted top indicates this to them – and they have capacity to pull water as needed.
7. **New business:**
 - Santa Fe County is hosting a Fire Safety Day at Fairgrounds Sat. March 29, 9-12. Various representatives of Vista Redonda will be attending.
 - D. Trujillo reminded residents that there is a connection between power and water: When the neighborhood loses power, it may also lose water. The Association only has a generator for one well. As long as there is water in the tank, there should be water for all, but a long power outage could create issues.
8. **Adjournment:** L. Cavalie made the motion to adjourn the meeting, B. Garside seconded, and the meeting was adjourned at 5:08 pm, at which point the Board went into executive session.