

VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION (VRMDWCA)

Friday, June 6 – 4:00 pm (MST)

42 Vista Redonda and on Zoom

**DRAFT v. 3**

1. **Call to Order and Certification of Quorum:** W. Pierard called the meeting to order at 4:06. B. Garside certified that with 5 of 8 voting members present, the quorum was met.

**Board Members Present:** Wendy Pierard, president; Audrey LaFehr, vice president; Betsy Garside, secretary. Directors: Kristi Brislawn, Kevin Pierard, Chris van Schayk. Adjunct Director: Stephen Warren. Not present: Steve Marquart, Anthony Moore. Laurent Cavalie arrived at 4:20.

**Community Members Present:** Bill Daily, Ray Chavez, Mary Costello, Dennis Delaune, Donna Defonce Ginsberg, Bo Sanford.

2. **Approval of Minutes of March 2 Board Meeting:** W. Pierard moved that the minutes be approved, A. LaFehr seconded, the motion passed unanimously.
3. **Presentation of Financial Statement:** L. Cavalie commented that this year nothing happened quite as planned for the capital budget. The main influence has been that the process for the new well has been much slower than expected: While it has committed \$163,000, the Association has expended only \$5,000 against a budget of \$450,000. This will make budgeting for 2025-2026 tricky, but in order to be able to send out the annual-meeting packet L. Cavalie recommends keeping everything the way it is right now, and adjust at the annual meeting as need be. Secondly, the meter replacement project went way over budget – budgeted at \$75,000, came in at \$115,000 – as it incorporated necessary system repairs and copper/lead work. These two things are counterbalancing each other right now.

Considering the next year, the water system may require treatment changes if the new well generates uranium; this would be a capital expense, and has to be decided once we have testing on the water from the new well.

The operating budget has been doing relatively well. L. Cavalie requested that III-D revert to monthly billing, as the quarterly process does not help accuracy of reporting. The system overall is doing better than last year on leaks and breakages; the meter replacement process seems to be helping with this, as that surfaced and addressed risks.

L. Cavalie recommended that the Association keep fees the same for 2025-2026. A. LaFehr moved that fees be as listed below, C. Van Schayk seconded, and the motion passed unanimously.

The Board is recommending the following assessments for 2025-2026: an operating assessment of \$1,500 for developed lots, \$750 for undeveloped lots. The capital assessment remains \$1,400 for all lots.

4. **Update on the Water System:** D. Trujillo reports all wells are producing except Well 7, which needs a new radio transmitter. The number of recent power outages/blinks has been substantial – 22 outages from March to May – which usually require well resets. The system does have a dual surge protector in place, and L. Cavalie has been checking for accurate tank-level reads to reduce number of times III-D has to run up to do resets. Wells 1 and 5 are still operating without pressure sensors,

which is okay for now. Monthly water samples are good. WRT (uranium management company) is keeping an eye on weights in the uranium filtration cylinder units. These filter cylinders are four years old, and are at a good level. D. Trujillo has finished his trainings for the next three years. 1-5% water loss, which is normal. There is ongoing meter/hydrant/system work now that summer is here: the fire hydrant at 111 PESW is under repair; all radio read meters are functioning well except for one which needs a new antenna; III-D has to regrade the area around Well 1 to protect it from flow off the newly graded/paved hill on PENE; meter/hydrant near 83 PENE needs serious work, as there is a large concrete can around it; and all hydrants need dig out, perhaps painting.

5. **Progress of New Well Project:** John Shomaker & Associates (hydrologist) is readying final assessment of drill site and will then design the well, which will be in the tank site (south of tanks) on one of the higher-elevation points with limited vegetation. With design/location in hand, Martin/Martin (M&M) will begin 30-day bid process; within the next 45 days or so the Association should have selected a driller. At a June 4 update meeting with M&M there was discussion of mud- versus air-drilling; B. Dailey pointed out that it is critical to know that bidders have actually done whichever technique at the depth of our well. M&M will put the bid out for both air and mud approach. When drilling starts, it will take place for 2 or so weeks (expected 8 am to 5 pm), and will use 12,000 gallons (total) of VR water. The Association hopes to have 30-day notice before drilling starts; there is no expectation of water shut-offs during the drill process. While there was some discussion of impacts of the new well on the current system, those conversations were deemed premature.
6. **Update on Website:** B. Garside reports that the Vista Redonda site is now optimized for mobile use. It has also been cleaned up, with extraneous minutes and other information removed. Both boards have been notified and provided feedback. M. Costello pointed out that it would be a good idea at the annual meeting to let people know the address is still vistaredonda.net.
7. **Annual Meeting Preparation:** A. LaFehr detailed the annual-meeting mailing, which must go out 30 days before the meeting: Intro letter, proxy materials (explanation and proxy), agenda for VRPOA and for VRMDWCA, budgets, and slates for 2025-2026. The mailings also include the directory, monitoring report and sanitary survey. B. Garside and W. Pierard committed to get the agenda for the VRMDWCA annual meeting to III-D promptly for packets. In executive session, C. Van Schayk presented the proposed slate of candidates for 2025-2026; W. Pierard moved that the slate be accepted, C. Van Schayk seconded, the motion passed unanimously.

(In email action after the meeting, L. Cavalie put forward Robert Pascoe as a candidate for adjunct. W. Pierard made an email motion to approve, A. LaFehr seconded, and 7 board members voted in the affirmative with one board member not heard from.)

8. **New Business:** There was no new business.
9. **Adjournment:** C. Van Schayk made the motion to adjourn the meeting, A. LaFehr seconded, and all approved. The meeting was adjourned at 5:25 and the board went into executive session.