

El Creston
Mutual Domestic Water Consumers' Association
Annual Meeting Minutes

Saturday, March 25, 2017 3 – 5 pm Sheridan Fire Station, 15 Ojitos Frios Rte

Present: Ken King, Gene Solyntjes, Joe & Cheryl Zebrowski, Jimmy Ortega, Brigido Ortega, Crystal, Dave and Micah Gallegos, Carol Macomber, Eugen & Gertrud Johe, Liz Valenzuela, Mitch Barker, Frank Hager, Julia Andrada, Frank Valencia, Karyl Lyne, Chris Baca, Jim Peters **Guests:** Senator Liz Stefanics, Ramon Lucero (Souder/Miller Project Director), Karen Pereira (RCAC)

- 1. Call to order and proof of quorum 3:09 pm Full board present (4)**
- 2. Proof of notice of meeting -- Posted in usual places**
- 3. Approval of Agenda -- Linda Solyntjes/Liz Valenzuela**
- 4. Guest Speaker—State Senator Liz Stefanics**
- 5. Reading and approval of previous annual meeting minutes—GeneSolyntjes/JimPeters Passed**
- 6. Reports of officers and committees**
 - a. President's report – Update and Next steps for Community Water System—**President Joe Zebrowski reported that physical construction is complete and only a few other items remain to be completed. A law suite has been filed against El Creston for improper use of an easement and the attorneys will take whatever steps are needed. Public notice of our water rights has been published for the last three weeks. There is a “friendly protest” from the City of Las Vegas. It is hoped that the city’s concerns can be solved easily. We want to maintain an amicable relationship with the city and to move forward as quickly as possible keeping both the needs of El Creston and the city in mind. A rate structure needs to be decided on, and rules and regulations have to be adopted. There will be different regulatory issues in switching from the city as the water source to El Creston as the water source.
 - b. Ramon Lucero** The 2nd well is close to 700 feet deep and can produce 300 gallon per minute. The pump is set for 30 gallons per minute to service the current 15 hookups. There are 5,000 linear feet of pipe in the ground. The next step is a substantial completion meeting with the New Mexico Environmental Dept., Ojitos Frios Homeowners’ Association, Souder/Miller, Hays Plumbing and El Creston to finish and address any concerns. Completion will change the status of the well from a project well to a production well. Depending on the result of the friendly protest of the City of Las Vegas, the system could go online at the end of April/beginning of May. Funding for the next phase of the project to take water to the Sheridan Fire Station and residents along the way has been applied for. Souder/Miller can provide a detailed description for residents on how to get water from the system pipes and the “pigtail” to the houses. We need everyone on the pipeline to connect so we have rate-paying customers. The water quality of well meets the primary standards for potable water. However, the water may cause a mineral buildup or staining of pipes and appliances. The best way to address this is with a reverse osmosis filtration system is best.
 - c. Treasurer's report—**Treasurer Crystal Gallegos distributed a Management Report and reported that the current balance is \$7736.81. She reported a payment of \$532.12 is due in June to the New Mexico Finance Authority (NMFA) on a \$10K loan. Also due in June to NMFA is a \$5,276.26 payment on a \$99,885 loan. We have applied for a hardship deferment of this payment until the water system is operational and El Creston is receiving payment from customers. Deferment has been granted in the past. Water hauling operation breaks even with about 120 deliveries annually. Joe thanked Crystal and Jim Peters for their work on the El Creston finances. He thanked Ric

Valenzuela for his service to the El Creston water hauling operation through the years. He thanked Crystal and Dave Gallegos for allowing El Creston to put the well, tank and pump house on their property; and for putting up with the mess and noise of construction. Finally, Joe thanked Linda and Gene Solyntjes for allowing their driveway to be used as an access road when Dorothy was incapacitated.

d. Membership report – Cheryl Zebrowski 67 members There are 6 memberships where the property sold and new people haven't transferred their El Creston memberships. There are some foreclosures where we don't know who owns the property. So actually there are about 61 members. Cheryl said that we are grateful to all of the members who continue to pay their \$60 per year even though they don't yet have water and may not have it for some time to come.

7. New business

- a. **Membership assessment and joining fees discussion and comment** \$60 joining fees \$1000 now for joining with in the connection area. There were no objections to these fees.
- b. **Water rates discussion and comment** -- Rate and fee structure for those who will be connected. The basic intent is to pay expenses—loans, operation of system, bill paying, etc. It has been determined that \$75 per month will pay for expenses and a little savings. The rate will include 3 cents per gallon conservation fee, gross receipts tax and 3K gal. water. There will be a charge of 1.5 cents per gallon over 3K. Water operator services contracted out to El Valle Water Alliance. Will develop a contract for them to do the billing with El Valle. Will handle the state reports to the state as well. 13 systems in El Valle Water Alliance, which helps lower the costs to everyone. \$25 per month “standby” rate for our seasonal residents—water will be turned on when they are here and off when they are gone. This may also be for those who want connections but may not hook up right now. Our cost per customer per month is now for the 15 connected is about \$30 per hookup. “The fees are reasonable and beats the heck out of hauling water.”
- c. **Water hauling operations and rates discussion and comment**—We got water hauling sampling violations from state—we were doing the sampling and the samples met all standards, but we didn't have a sampling plan. We now have a plan so we're in compliance. 130 deliveries per year—target for deliveries is 120. We do deliver to our service area and to one customer in Los Montoyas, but no further. The water hauling delivery services are self-supporting. We appreciate Saloman Maese who is now delivering water for us.

8. **El Creston MDWCA Board Election** – 20 ballots were returned with Dennis Ditmanson, Gene Solyntjes and Cheryl Zebrowski being elected. Joe thanked all of the past board members, Jim Williams, Virginia Castro, Jim Peters, Ric Valenzuela, Lupita Gonzales, Karyl Lyne and the group gave Joe a standing ovation for his tireless work over the past seven years to bring El Creston from an idea to pipes in the ground.

9. Public comment -- There were no comments.

10. Adjournment was at 4:56 pm.

Respectfully submitted,
Karyl Lyne, Secretary

Immediately following the Annual meeting, El Creston MDWCA will convene a brief board meeting to take action on items from the public meeting. All are welcome to stay for the Board meeting.